




## DEPARTMENT OF HEALTH AND ENVIRONMENT

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To: Rob Helmick  
Larimer County Planning Department

From: Lea Schneider 

Date: January 27, 2017

Subject: LaPorte Pit Special Review – Sketch Plan

RECEIVED

JAN 31 2017

The LaPorte Pit Special Review is a proposal for open mining of sand and gravel, on-site processing, and a concrete batch plant. Important public health issues to consider include noise, air and water quality. In this case these issues are of particular importance due to the close proximity of existing residential and commercial uses, including an elementary school and natural area within a half mile radius.

**Noise.** Noise impacts need to be considered in context of the special review. The County has adopted a noise ordinance (Ordinance No. 97-03) which specifies maximum sound levels permitted at residential properties, and prohibits creation of a noise disturbance. The ordinance is available on the County's website at:  
<http://www.co.larimer.co.us/policies/noise.htm>

It is very important to address this issue fully for the public hearing submittal. I recommend that the applicant prepare a noise study that starts with predicting potential noise levels at the closest residences from the mining, processing, and batch plant operations. The noise study will assist in proposing mitigation measures designed to ensure compliance with the decibel and noise disturbance limits contained in the ordinance. Important mitigation tools to consider include hours of operation, placement of specific machinery or processes, volume adjustment on backup beepers, location of stockpiles and berms, setbacks from residences, and selection and maintenance of machinery. It is also helpful if the mitigation plan commits to meeting with neighbors to work through unforeseen noise problems that may occur.

The sketch plan indicates that the applicant is requesting the ability to do 24 hour operation during peak demand. It's been our experience that noise complaints are much more likely during early morning and evening operations. In order to limit noise complaints, it is our recommendation that hours of operation for normal mining and processing be limited to 7 am to 7 pm, Monday thru Friday. Operations outside of these hours should be limited to emergency situations as may be authorized from time to time by the County.

**Air Quality.** Sand and gravel mining and associated activities including land clearing, stockpiling, crushing, sizing, loading, conveying, and batch plant operations, have the potential to impact air quality. The principle pollutant of concern is particulate emissions.

Colorado air pollution regulations contain standards applicable to the proposed operations. Those standards depend on the size and type of operation to be conducted. In general, all sand and gravel mines are required to meet limits on fugitive dust emissions both at their source (a maximum of 20% opacity), and at the property line (no visible off-site transfer). In addition, mining activities are required to use all available practical methods which are technologically feasible and economically reasonable in order to minimize fugitive dust emissions. Examples of dust control measures include minimizing the disturbed area, vegetation of berm material, wetting materials at critical processing, stockpiles and transfer points, various roadway dust control methods including paving, use of conveyors from mining to stockpile area. Operations of the extent proposed are also required to obtain state air emission permits for both the mining and processing activities. Air emission permits mandate specific air pollution controls tailored to the potential emissions of the operation. Required air emission controls are identified through the review of an Air Pollution Emissions Notice (APEN), which is required to be submitted to the State Air Pollution Control Division. Concrete batch plant operations are generally permitted separately from the mining operation. However, the total impact of the air emission sources needs to be considered in the context of the County's special review. This is particularly important in light of the extent of the proposal, the proximity to adjacent residential areas, and more generally to the community of LaPorte.

The County's criteria for approving uses by special review requires that findings be made that a requested use will comply with air quality standards, and be compatible with surrounding uses. It is our perspective that these findings should involve a showing that proper controls will be used to limit air pollution, and that the mining and processing operations will not cause unreasonable off-site impacts.

I recommend a two-pronged approach to address these issues. First, APENs and corresponding fugitive dust control plans for the mining and batch plant operations should be submitted with the application for public hearing. This would provide information about the specific air emission controls that will be implemented. I would also encourage the applicant to make a concurrent APEN submittal to the State Air Pollution Control Division so that the County might also have the advantage of their review.

Secondly, I recommend that the applicant prepare an air pollution dispersal model for particulate emissions. The model should be consistent with the State's Air Quality Modeling Guidance for Permits, which is available at:

[http://www.colorado.gov/airquality/monitoring\\_docs.aspx](http://www.colorado.gov/airquality/monitoring_docs.aspx)

In order to allow evaluation of impacts and the design of controls to minimize the impact to the community, the model should allow discrimination of separate particulate sources such as active mining and associated processes, haul roads, stockpiles, batch plants

etc. We see the model as a good opportunity to examine control measures that can improve compatibility with the neighborhood. Control strategies that are appropriate to look at include paving internal haul roads and access roads, use of conveyors, location of stockpiles and processing facilities, berm height, and setback buffers from residents.

The LaPorte community has expressed concerns in the past about silica as a component of particulate emissions. We would note that compliance with particulate standards at mining and processing operations is an important element for limiting silica exposure.

**Water Quality.** It was discussed in the project proposal that mined sand and gravel will be washed on-site as well as concrete trucks, but it was not discussed which process water would be detained or discharged from the site. Other potential water quality impacts associated with sand and gravel mining with batch plant operations, include stormwater runoff containing total suspended solids/sediments, chemicals associated with machinery and processing operations, as well as maintenance, storage and fueling of hauling vehicles.

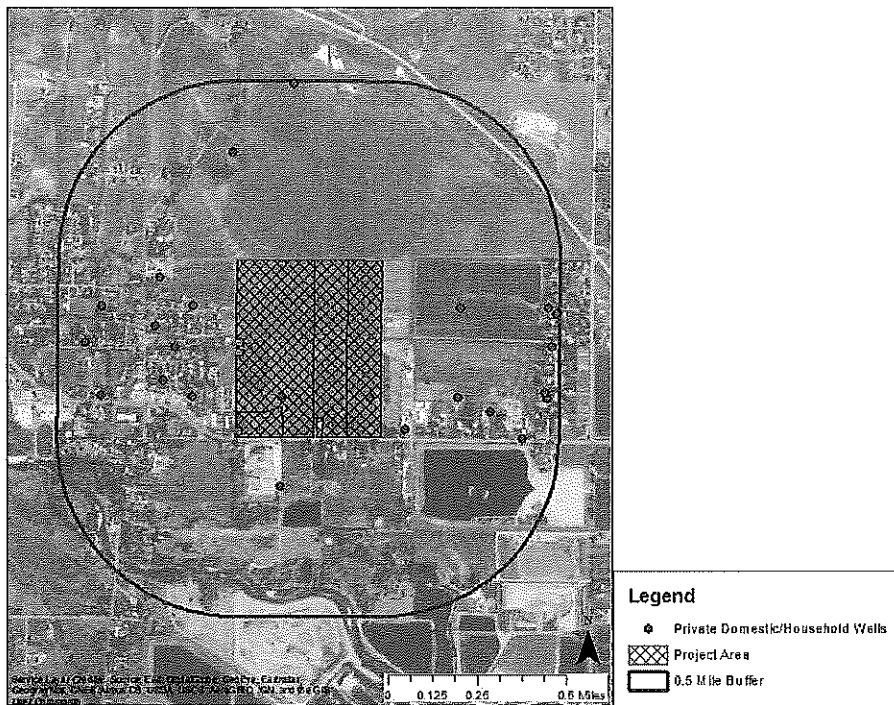
In Colorado, sand and gravel mining operations are required to obtain industrial discharge and stormwater permits from the Water Quality Control Division of the Colorado Department of Public Health and Environment. A requirement for the permit is the preparation of a stormwater management plan. These plans include the identification of potential sources of pollution (including sediment, chemicals used in the mining operation, fuels, etc.) and selection of best management practices that will be implemented to control the potential pollutants. Under the terms of a state permit, the applicant is required to perform routine inspections and to prepare an annual report to address compliance with the stormwater management plan. For assistance in determining the proper process water discharge and stormwater runoff permit(s), it is recommended that the operator contact Andrea Stuckey of the CDPHE Water Quality Control Division at (303)692-3627. Additional information on various permits is also available on the State's website at:

<https://www.colorado.gov/pacific/cdphe/clean-water-commerce-and-industry-permitting>

In order to more fully evaluate this issue, I recommend that a copy of the appropriate application for process water and stormwater runoff be submitted, along with the stormwater management plan, at the time of application for Planning Commission review. I would also encourage the applicant to consider a concurrent permit application submittal to the State Water Quality Control Division.

In addition, we understand that there are 3 wells on the property although their location is not specified in the sketch plan. According to the Colorado Department of Natural Resources, there are an additional 23 known permitted and constructed, domestic and household-use private wells within 0.5 miles of the project property perimeter. While we do not have specific information regarding well water quality and testing rates, public health research indicates that a vast majority of private well users do not test wells on an annual basis nor do they follow-up with proper remediation when tests indicate

contamination. This poses a public health concern given the removal of the natural buffer/filtration substances above the groundwater table, and potential exposure of groundwater to contaminants including those associated with sand/gravel mining and batch plant operations. These wells should be addressed in the Groundwater Modeling Reports that the Engineering Department will be requiring to understand impacts on groundwater table fluctuations, as well as availability and quality for surrounding residents and businesses.



If the three wells on the LaPorte Pit property will be utilized, the wells must be approved and properly classified for the proposed use. If not utilized, then the wells must be properly plugged and a *Well Abandonment Report* must be filed with the Colorado Division of Water Resources. It is recommended that the applicant contact the Colorado Department of Natural Resources Division of Water Resources. Additional information is available at their website

<http://water.state.co.us/Home/Pages/default.aspx>

**Water and Sewer Service.** The application notes that the office uses will connect to a West Fort Collins Water District (WFCWD) main and install an on-site wastewater treatment system. A letter of commitment from the WFCWD must be submitted confirming connection.

The LaPorte Pit is proposed within the service boundaries of the City of Fort Collins Sewer. A public sewer main exists in 54G from central LaPorte east to the Kintzley Plaza, which is adjacent to the southwest corner boundary of the LaPorte Pit property. The Land Use Code permits new on-site wastewater treatment systems (OWTS) on lots over two acres outside of sewer service areas, where the developer demonstrates that it is clearly not feasible to connect to central public sewer. It is our opinion that connection

to the public sewer is not feasible for this proposal, therefore an OWTS would be allowed. The OWTS will need to be reviewed and permitted by our office. A good contact in our office is Chris Manley at 970.498.6784.

**Industrial Zoning.** The applicant is proposing that the concrete batch plant be allowed to remain on a permanent basis after the gravel mining is complete. Given the range of uses allowed in the LaPorte Area Plan, our office is concerned that a permanent industrial use may not be compatible with long-term surrounding uses.

**Asbestos Demolition.** This site contains a number of buildings that will be demolished to make way for the mining operation. Prior to demolition of existing buildings, it is necessary to inspect the structures for possible asbestos containing building materials (ACBM) and comply with notification and abatement requirements of the Air Pollution Control Division at the Colorado Department of Public Health and Environment. Regulation 8, Part B requires inspection of structures for ACBM by a certified Asbestos Building Inspector, and, when necessary, verification of the removal and disposal of asbestos containing materials prior to demolition. This state level requirement is in addition to any Building Department demolition permit. Information about this issue is available at the State's website at:  
<https://www.colorado.gov/pacific/cdphe/categories/services-and-information/environment/asbestos>

**Little Cache La Poudre Ditch.** The Little Cache La Poudre ditch crosses the property. It would be helpful to have an understanding of how the ditch will be protected, crossed and managed, during construction and the mining operation.

**Fuel Storage Tanks.** The installation of fuel storage tanks (diesel and compressed natural gas) and related pumping equipment is regulated by the Colorado Department of Labor and Employment, Oil Inspection Section. Information on their tank compliance plan submittal process is available at:  
<https://www.colorado.gov/pacific/ops/TankCompliance>

**Providing Contact.** This memo has discussed several issues that are of concern to local government and community members. Based on the health department's experience with responding to complaints during problem events, I recommend that Loveland Ready-Mix provide the community with contact information for individuals that are available to address concerns that arise.

**Reclamation.** Based on the sketch plan, it appears that some developable land area and three ponds will be provided for final reclamation. Information was not provided on whether the ponds will be lined or unlined and if the operator proposes to use groundwater from the gravel pit within the operation boundary. Water rights for the ponds would normally involve a State-approved augmentation/substitute water supply plan. The Division of Water Resources in the State Engineer's Office administers augmentation plans. Because the viability of the post-mining ponds is an important compatibility issue, it would be helpful if the applicant could provide an update on

whether the ponds will be lined or unlined, as well as the status of the water rights available for augmentation at the public hearing.

The project description indicates that the reclamation area will provide an attractive entrance to the LaPorte area, but does not indicate how this will be accomplished. Post-mining land and ponds if not properly restored can become nuisances and safety hazards. When properly restored, they can provide an opportunity for a diverse ecosystem as well as promote active living within the community if the land becomes accessible to the public in the future. The sketch plan does not provide details on the post-mining reclamation. We recommend that the applicant address this in their next submittal.

**Operating Conditions.** The information requested in this memo on the actual operations, will allow a more thorough evaluation of the potential public health impacts of the proposal. Once we have reviewed that information, I would like to recommend conditions appropriate to the public health issues involved.

Thank you for the opportunity to comment on this proposal. I will be available to discuss these comments with the applicant during the sketch plan review meeting. I can be reached at 498-6777 if there are questions prior to the meeting.

cc: Stephanie Fancher, Loveland Ready-Mix Concrete, Inc. via email



## ENGINEERING DEPARTMENT

Post Office Box 1190  
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(970) 498-5700  
FAX (970) 498-7986

### MEMORANDUM

**TO:** Rob Helmick, Larimer County Planning Department

**FROM:** Clint Jones, Larimer County Engineering Department *CS*

**DATE:** January 24, 2017

**SUBJECT:** La Porte Pit Special Review Sketch Plan  
File # 16-ZONE2113

#### **Project Description/Background:**

This is a Sketch Plan Review application for a Special Review for open mining of sand and gravel, on-site material processing and a concrete batch plant on 123 acres. The parcels are located north of County Road 54G, just east of Kintzley Plaza.

#### **Review Criteria:**

The intent of the Sketch Plan is to provide a general description of the project. The materials submitted need to provide adequate information to accurately assess the drainage and transportation aspects for the entire site. Larimer County Engineering Department staff has reviewed the materials that were submitted to our office under these guidelines and per the criteria found in the Larimer County Land Use Code (LCLUC), Larimer County Rural Area Road Standards (LCRARS), Larimer County Stormwater Design Standards (LCSDS) and pertinent Intergovernmental Agreements.

#### **Transportation/Access Issues:**

1. This project has frontage along County Road 54G. The Larimer County Transportation Plan, adopted in November of 2006, functionally classifies CR 54G as an arterial that requires a 120 foot right-of-way (60 foot half right-of-way). In the next submittal, the existing and any proposed dedicated right-of-way necessary to satisfy this requirement must be delineated on the plans. According to Section 9.7.4 of the LCLUC, right-of-way dedication for this project must be accomplished by a properly executed Deed of Dedication at the time of final approval.
2. Per section 8.1.5- item C-3 of the LCLUC, the roads within the traffic impact area of a proposed development must have adequate pavement sections to accommodate the projected additional traffic loads from the development without damaging the roadway, or accelerating the need for maintenance. Therefore, with respect to adequate public facilities, our department will require that the applicant provide a pavement structure analysis of the roads within the impact area based on the results of the TIS.
3. Please confirm that the proposed access onto LCR 54G meets the access spacing requirements of Table 10-1 of the LCRARS. If the minimum spacing cannot be met, the applicant will need to provide justification for the proposed locations.

4. The proposed parking area and parking surface shall be delineated on the final plans. Staff will require that the access road is paved to the processing area. Any office areas or employee parking areas shall also be paved. Typical cross-sections, including depths and types of pavement, for the access road shall be included in the next submittal.
5. Per Section 8.1.5.E of the LCLUC and Appendix F of the LCRARS, since this proposed development will create more than 200 new trips per day, the applicant will need to provide a Full Traffic Impact Study per the requirements of Appendix F of the LCRARS.
6. The Traffic Study should address any roadway connections to adjacent properties that may benefit the area after mining is complete.
7. The applicant should contact the Poudre Fire Authority to ensure that the building and internal street layout is adequate for their purposes.

**Drainage/Floodplain/Erosion Control Issues:**

1. A Drainage and Erosion Control Plan that has been signed by a Professional Engineer needs to be submitted to our office for review. The report shall address offsite flows entering this site and the downstream path of flow for drainage leaving the site. The proposed drainage plans will need to meet the requirement of the LaPorte Area Master Drainage Plan.
2. The Drainage report will need to address the condition of the roadside ditch on the north side of County Road 54G. The borrow ditch may require improvements to meet the requirements of the Laporte Area Plan and LCSDS
3. This office will require that the applicant address the issue of erosion control, as per Section 8.12 of the LCLUC. Proposed erosion control measures must be briefly described in a narrative and also shown on the preliminary plan(s). The plan must include measures to control erosion and sedimentation during all phases of construction and a plan for permanent erosion control after development is completed. Erosion control measures must be based on calculated performance standards.
4. A groundwater modeling report will need to include a discussion on if the lowering of groundwater during and after mining will adversely impact the Ditch or neighboring properties/wells. The Ditch Company will need to confirm in writing that they have not issues with the proposed dewatering trench and dewatering methods.
5. The applicant should be aware that there may be existing drain tiles in this area. The groundwater modeling report should make recommendations on what should be done if drain tiles are encountered during mining.
6. The boundaries of this project include or are adjacent to an irrigation ditch. Therefore, the Ditch Company will need the opportunity to review and comment on this proposal as it relates to their easements, setbacks, access, and site drainage

**Fees and Permits:**

1. Per Section 9.5 and 9.6 of the LCLUC, Engineering Staff would like to notify the applicant that Transportation Capital Expansion Fees will be due within 90 days after the Board of County Commissioners sign the finding and resolution. An estimate for this fee can be calculated once the traffic study has been submitted.
2. A Development Construction Permit (DCP) will be required for construction of the site improvements. All necessary DCP fees and associated conditions (Section 12.5 of the LCLUC) will apply. The DCP Fee is collected at the time of DCP issuance in accordance with duly enacted DCP fee regulations then in effect. According to current regulations, Staff estimates the Development Construction Permit fee for this development to be \$400.00. Upon final approval, the applicant will need to contact the Larimer County Engineering Department for additional requirements associated with this permit.



3. Any access construction on CR 54G, or work in the County right-of-way, will require an Access or Right-of-Way Construction Permit from this office. Access information and permits can be obtained by contacting Scott Hamilton, Access & Utility Permit Coordinator, at (970) 498-5709.
4. All applicable permits from the Colorado MLRB and the Colorado Department of Health and Environment shall be acquired. Examples of these permits include reclamation permits/plans, and stormwater, dewatering and fugitive dust permits. Engineering Staff will require copies of the permits to be submitted to our office for review and for our records.

**Proposed Conditions of approval:**

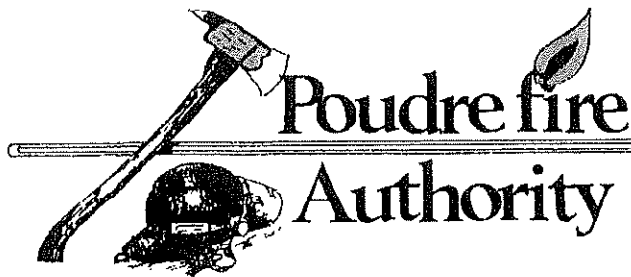
- A Transportation Capital Expansion Fee of (\$) will need to be paid either prior to the use commencing or within a limited amount of time after the Special Review approval by the Board of County Commissioners. (The amount and due date will need to be determined prior to the Planning Commission and Board of County Commissioners hearings.)
- Any required access and auxiliary lane improvements to the County Road will need completed prior to the use commencing or within a limited amount of time after the Special Review approval by the Board of County Commissioners. (The amount and due date will need to be determined prior to the Planning Commission and Board of County Commissioners hearings.)
- No parking, loading or unloading of any vehicles will be allowed within the County right-of-way.
- Truck traffic should be restricted from traveling west on County Road 54G except for local deliveries.
- The applicant is responsible for prompt, complete removal of material spilled onto the County roadway or State Highway.
- The Engineering Department reserves the right to further comment on traffic and access issues if the projected traffic impact, access location, or haul route changes.

**Staff Recommendation:**

With the understanding that the review items stated above would be addressed with the next submittal, the Larimer County Engineering Department supports this proposal continuing to the preliminary stage. However, if the project does proceed to the preliminary stage, the Engineering Department would like the applicant to keep in mind that the intent of the preliminary submittal is to justify the feasibility of the project. Therefore, the materials submitted at the preliminary stage need to support that adequate drainage and transportation needs will be met. The applicant should be aware that our department reviewed this submittal at a concept level and additional information from that stated above might be required once more detailed information has been submitted.

Please feel free to contact me at (970) 498-5727 or e-mail me at [cdjones@larimer.org](mailto:cdjones@larimer.org) if you have any questions. Thank you.

cc: Loveland Ready-Mix Concrete, Stephanie Fancher, PO Box 299, Loveland CO 80537  
file



102 Remington Street  
Fort Collins, CO 80524

Phone: 970-221-6570  
Fax: 970-221-6635  
Internet: [www.poudre-fire.org](http://www.poudre-fire.org)

**TO:** Rob Helmick, Senior Planner, Larimer County, 970-498-7682, [rhelmick@larimer.org](mailto:rhelmick@larimer.org)

**FROM:** Cal Sheesley, Fire Protection Technician, Poudre Fire Authority, 970-416-2599,  
[csheesley@poudre-fire.org](mailto:csheesley@poudre-fire.org)

**PROJECT:** Laporte Pit Special Review

**Larimer County File Number:** 17-ZONE2113

**DESCRIPTION:** Sketch Plan Review application for a Special Review for open mining of sand and gravel, on site material processing and a concrete bath plant on 123 acres on the North side on County Road 54G just east of Kintzley Plaza, north of the Plantorium.

**DATE:** January 27, 2017

**PFA COMMENTS:** All fire department comments shall remain active until acknowledged and resolved by applicant.

#### **2015 IFC CODE ADOPTION**

The Poudre Fire Authority and Larimer County are in the process of adopting the 2015 International Fire Code. Building plan reviews shall be subject to the adopted version of the fire code in place at the time of plan review submittal and permit application.

#### **FIRE CONTAINMENT**

Should any commercial building exceeding 5000 square feet, it shall be sprinklered or fire contained.

#### **FIRE LANES**

General fire access standards require all exterior portions of any building or facility to be located within 150' of a fire lane. In order to meet the intent of the code at this site, a dedicated fire lane will be required on the property.

When a fire lane is required on private property, it shall be dedicated as an *Emergency Access Easement* and designed to minimum fire lane specifications. The length of the proposed dead-end far exceeds the maximum allowable distance for a single point of access and a second point of access will be required by code. The new ditch crossing will need to support 40 tons. In addition, aerial apparatus access requirements are triggered for buildings in excess of 30' in height. Code language



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and fire lane specifications provided below. Any deviation to the fire code requires review and special approval of the fire marshal.

- *IFC 503.1.1: Approved fire Lanes shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.*

#### **FIRE LANE SPECIFICATIONS**

A fire lane plan shall be submitted for approval prior to installation. In addition to the design criteria already contained in relevant standards and policies, any new fire lane must meet the following general requirements:

- *Shall be dedicated as an Emergency Access Easement.*
- *Maintain the required 20 foot minimum unobstructed width & 14 foot minimum overhead clearance.*
- *Be designed as a flat, hard, all-weather driving surface capable of supporting 40 tons.*
- *Dead-end fire lanes in excess of 150' shall be provided with an approved area for turning around fire apparatus.*
- *Dead-end fire access roads shall not exceed 660' in length. Dead-end fire lanes in excess of 660' in length require a second point of access.*
- *When a turnaround is required, the turning radii of a fire apparatus access road shall be a minimum of 25 feet inside and 50 feet outside. .*
- *Structures exceeding 30' in height require a 30' wide fire lane positioned along the longest side of the building (located not less than 15' from the structure or not greater than 30' from the structure).*
- *Be visible by signage and maintained unobstructed at all times.*

International Fire Code 503.2.3, 503.2.4, 503.2.5, 503.3, 503.4; Appendix D; and Local Amendments.

#### **FIRE LANE SIGNS**

The limits of the fire lane shall be fully defined with signage. Fire lane sign locations should be indicated on the plan sets.

- *IFC D103.6: Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING - FIRE LANE signs complying with Figure D103.6. Signs shall have a*



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*minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.*

## **SECURITY GATES**

- *IFC 503.6: The installation of security gates across a fire apparatus access road shall be approved by the fire chief. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times.*

IFC D103.5: Gates securing fire apparatus access roads shall comply with all of the following criteria:

1. The minimum gate width for vehicle access shall be 20 feet.
2. Gates shall be of the swinging or sliding type.
3. Construction of gates shall be of materials that allow manual operation by one person.
4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Manual opening gates shall not be locked with an unapproved padlock, or chain and padlock, unless they are capable of being opened by means of forcible entry tools or when a key box containing the key(s) to the lock is installed at the gate location.
7. Gate design and locking device specifications shall be submitted for approval by the fire code official prior to installation.
8. Electric gate operators, where provided, shall be listed in accordance with UL 325.
9. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200.

## **WATER SUPPLY**

Hydrant spacing and flow must meet minimum requirements based on type of occupancy. A hydrant is required within 300' of any commercial building as measured along an approved path of vehicle travel. While fire protection cannot be provided via the water storage ponds within the site, the code



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allows for other storage options whenever a hydrant is not available or feasible. If all buildings are to be of non-combustible construction, the fire marshal may allow other deviations from this portion of the code. See IFC 507.2.2 for additional information. Code language provided below.

- *IFC 507.5 and PFA Policy: COMMERCIAL REQUIREMENTS: Hydrants to provide 1,500 gpm at 20 psi residual pressure, spaced not further than 300 feet to the building, on 600-foot centers thereafter*

#### **MOTOR FUEL & CNG DISPENSING**

Motor fuel dispensing shall comply with 2015 IFC2304.3 for Unattended Self-Service Dispensing Facilities and the Operational Requirements of IFC2305. CNG dispensing shall comply with IFC2308.

#### **AST & UST STORAGE TANKS**

The installation of Above Ground (AST) or Underground Storage Tanks (UST) requires a separate plan review and permit from the Poudre Fire Authority. Tanks shall be protected from damage and have secondary containment. All tanks shall be UL listed.

#### **PREMISE IDENTIFICATION**

Addresses shall be posted on each structure, at the county road, and where otherwise needed to aid in wayfinding. Code language provided below.

- IFC 505.1: New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible, visible from the street or road fronting the property, and posted with a minimum of six-inch numerals on a contrasting background. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure.

#### **OTHER COMMENTS**

Other fire department comments may be necessary at time of building permit.



# Platte River Power Authority

Estes Park • Fort Collins • Longmont • Loveland

## RE: LaPorte Pit Special Review

File Number: 17-ZONE2113

January 11, 2017

Rob Helmick, Senior Planner for Larimer County and

Stephanie Fancher, Loveland Ready-Mix Concrete, Inc.,

Platte River Power Authority (Platte River) has reviewed the LaPorte Pit Special Review submittal. Platte River agrees that it has a 60' easement through the project area (Reception number 488357).

Platte River's only comment on the Sketch Plan Project Description is that any screening or berms be placed outside of the easement.

Platte River does not have any comments on the Sketch Plan drawings. The easement appears to be honored and preserved.

Platte River would like to iterate the criticality of keeping heavy equipment away from the poles and conductor. This line has two circuits energized at 230,000 volts each.

Platte River would only like to reiterate a few key points from the easement (reduced and edited for clarity):

- [Loveland Ready-Mix]...grants to [Platte River] the right of ingress to and egress from said easement over and across said lands of [Loveland Ready-Mix] by means of roads and lanes thereon...
- [Loveland Ready-Mix]...shall not...erect or construct...any reservoir or other obstruction, or substantially add to the ground level in said easement...A substantial addition to the ground level shall mean an increase in elevation which shall interfere with [Platte River's] ability to operate, maintain, repair, replace, or relocate its transmission line or will constitute a danger to life or property.
- [Loveland Ready-Mix]...shall not deposit, or permit or allow to be deposited, rubbish, debris, or combustible or hazardous materials, or material which creates a hazard, on said easement as to constitute, in the opinion of [Platte River], a hazard to said... poles,... wires or cables.

Sincerely,

Peter Lewis, PE

Senior System Electrical Engineer  
Platte River Power Authority  
Fort Collins, CO  
970.619.0505



**Rob Helmick** <helmicrp@co.larimer.co.us>

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## LaPorte Pit Special Review File: 17-ZONE2113

1 message

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**Sylvia Ybarra** <Sylvia.Ybarra@greeleygov.com>

Thu, Jan 12, 2017 at 12:33 PM

To: "rhelmick@larimer.org" <rhelmick@larimer.org>, "stephanieh@lmconcrete.com" <stephanieh@lmconcrete.com>

Thank you for submitting plans to have City of Greeley review.

The City's water transmission line is located South of the highway and this project does not affect the line.

**Sylvia Ybarra, ARWP**

**H.C. Peck & Associates, Inc.**

**Representing City of Greeley**

**Water & Sewer Department**

**(970) 350-9709 ph**

**(970) 350-9805 fax**

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**Rob Helmick** <helmicrp@co.larimer.co.us>

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**LaPorte Pit Special Review**

1 message

**Dan Mogen** <dmogen@fcgov.com>

Tue, Jan 17, 2017 at 1:41 PM

To: "stephanieh@lmconcrete.com" &lt;stephanieh@lmconcrete.com&gt;

Cc: "Rob Helmick (rhelmick@larimer.org)" &lt;rhelmick@larimer.org&gt;

Stephanie,

This project was routed to me for review as the site is located in the Fort Collins Utilities Sanitary Sewer Service Area. From what I can see on the submitted documents, it does not appear that this project would have any impact on the City's sewer infrastructure in the vicinity, and I do not believe that these properties currently have any sanitary sewer service. Is any new sewer service proposed as a part of this development? If so, I will need to see utility plans showing what is proposed.

Please contact me should you have any questions or want to discuss this development further.

Best,

Dan

**Dan Mogen, EI, CFM***Development Review Engineer*

Water Utilities Engineering

City of Fort Collins

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