



# USE BY SPECIAL REVIEW (USR) APPLICATION

DEPARTMENT OF PLANNING SERVICES \* 1555 N. 17<sup>TH</sup> AVENUE \* GREELEY, CO 80631  
www.weldgov.com \* 970-400-6100 \* FAX 970-304-6498

FOR PLANNING DEPARTMENT USE:	DATE RECEIVED:
AMOUNT \$ _____	CASE # ASSIGNED: <u>USR18-0113</u>
APPLICATION RECEIVED BY _____	PLANNER ASSIGNED: _____

Parcel Number\*: 0 7 0 5 - 1 4 - 2 - 0 0 - 0 0 8

Address of site: TBD Highway 14, Weld County, Colorado

(\*A 12 digit number on Tax I.D. information, obtainable at www.weldgov.com).

Legal Description: PT W2NW4 14-7-67 Lot A REC EXEMPT RE-4225 Section: 14 Township: 7 N Range: 67 W

Zone District: Ag Acreage: 19.03 Floodplain:  N  O Geological Hazard:  Y  O Airport Overlay:  Y  O

### FEE OWNER(S) OF THE PROPERTY:

Name: Christopher Thomas Swanson  
 Company: \_\_\_\_\_  
 Phone #: 970-420-2420 Email: swansonchrisshelly@gmail.com  
 Street Address: 3801 Royal Drive  
 City/State/Zip Code: Fort Collins/CO/80526

Name: Michelle Diane Swanson  
 Company: \_\_\_\_\_  
 Phone #: 970-420-2420 Email: swansonchrisshelly@gmail.com  
 Street Address: 3801 Royal Drive  
 City/State/Zip Code: Fort Collins/CO/80526

Name: \_\_\_\_\_  
 Company: \_\_\_\_\_  
 Phone #: \_\_\_\_\_ Email: \_\_\_\_\_  
 Street Address: \_\_\_\_\_  
 City/State/Zip Code: \_\_\_\_\_

### APPLICANT OR AUTHORIZED AGENT: (See below: Authorization must accompany all applications signed by Authorized Agents)

Name: Christopher and Michelle Swanson  
 Company: \_\_\_\_\_  
 Phone #: 970-420-2420 Email: swansonchrisshelly@gmail.com  
 Street Address: 3801 Royal Drive  
 City/State/Zip Code: Fort Collins/CO/80526

PROPOSED USE: Proposed use of the property includes a 400sf home office attached to a 4,000sf enclosed/heated shop for repairs/maintenance to (9) semi-trucks and (12) 48' pneumatic trailers. Future proposed use includes an addition to above mentioned shop of a 4,000sf non-heated, cold storage shop and a 3000sf home with a 700sf attached garage.

I (We) hereby depose and state under penalties of perjury that all statements, proposals, and/or plans submitted with or contained within the application are true and correct to the best of my (our) knowledge. Signatures of all fee owners of property must sign this application. If an Authorized Agent signs, a letter of authorization from all fee owners must be included with the application. If a corporation is the fee owner, notarized evidence must be included indicating that the signatory has to legal authority to sign for the corporation.

Christopher T. Swanson  
 Signature: Owner or Authorized Agent  
Christopher T. Swanson  
 Print Name

9/14/18  
Date

Michelle D. Swanson  
 Signature: Owner or Authorized Agent  
Michelle D. Swanson  
 Print Name

9/14/18  
Date

**WELD COUNTY**  
**USE BY SPECIAL REVIEW (USR) QUESTIONNAIRE**

**1. Explain, in detail, the proposed use of the property.**

*The proposed use of the property includes a 400-sf office attached to a 4,000-sf enclosed and heated shop for repairs and maintenance to nine (9) semi-trucks and twelve (12) 48' pneumatic trailers.*

*A future proposed use to include an addition to the above listed shop that will be a 4,000-sf non-heated, cold storage shop and a 3,000-sf home with a 700-sf attached garage.*

*There will only be one home on site as the first home office will operate as an office exclusively once the 3,000sf primary residence is built.*

**2. Explain how this proposal is consistent with the intent of the Weld County Code, Chapter 22 of the Comprehensive Plan.**

*The proposed application is consistent with Chapter 22 of the Comprehensive Plan by satisfying several aspects of the goals identified. The proposed application meets Goal 7 by protecting the property owner's right to a land use change, while minimizing the impact to surrounding properties and maintaining compatibility of the region. The nature of the facility means that there will be little increase in traffic to the area, yet it still provides a valuable service that is centrally located to many of the surrounding agriculture based communities.*

*Sec. 22-2-10.E.: In keeping with the intent of the preamble of the Weld County Charter "to provide uncomplicated, unburdensome government, responsive to the people," development in rural areas provides opportunities for land divisions that are exempt from subdivision regulations and allows land use by small agricultural operations and home businesses. These lots retain the agricultural zoning designation and support a high-quality rural character, while maintaining freedom from cumbersome regulations.*

*G. A. Goal 7. County land use regulations should protect the individual property owner's right to request a land use change. 2. A. Policy 7.2. Conversion of agricultural land to nonurban residential, commercial and industrial uses should be accommodated when the subject site is in an area that can support such development, and should attempt to be compatible with the region.*

**3. Explain how this proposal is consistent with the intent of the Weld County Code, Chapter 23 (Zoning) and the zone district in which it is located.**

*Weld County Code Chapter 23 is intended to limit land uses that are incompatible with surrounding A (Agricultural) Zone District with exceptions that there are certain buildings, structures and uses that are allowed within the A (Agricultural) Zone District through special use review conducted by Weld County representatives. See Sections of Chapter 23 noted below that relate to this application and relate to the Uses By Right and Accessory Uses by Right for the Swanson Property which is currently located in an unincorporated portion of Weld County outside of any subdivisions and therefore meets the intent of the established code.*

*Sec. 23-3-40. Uses by special review. The following BUILDINGS, STRUCTURES and USES may be constructed, occupied, operated and maintained in the A (Agricultural) Zone District upon approval of a permit in accordance with the requirements and procedures set forth in Article II, Division 4 of this Chapter.*

**4. Describe what type of land uses surround the site. Explain how the proposed use is consistent and compatible with surrounding land uses.**

*The property to the West is owned by the City of Thornton. The present use is Agriculture with Exempt-Political Non-Residential Land.*

*The property to the North is owned by KESA LLC of Fort Collins. The present uses are Residential and Agriculture.*

*The properties to the East are owned by Linda Blehm and Dennis and Lewis Drake. The present uses are Residential and Ag.*

*The properties to the South are owned by Alvin and Terry Lear and the present uses are Residential and Ag.*

**5. What are the hours and days of operation? (e.g. Monday thru Friday 8:00 a.m. to 5:00 p.m.)**

*The trucking business delivers ground lime stone to Purina Plants. The hours of operation are Monday through Friday 5:00am to 7:00pm and Saturday from 6:00am to 12:00pm.*

*The personal vehicles of the employees will be left on site while they are driving the semi's.*

**6. List the number of full time and/or part time employees proposed to work at this site.**

*The business will have eight (8) full time employees and two (2) part time employees.*

**7. If shift work is proposed include the number of employees per shift.**

*Not applicable*

**8. List the number of people who will use this site. Include contractors, truck drivers, customers, volunteers, etc.**

*The business will have eight (8) full time employees and two (2) part time employees.*

**9. If this is a dairy, livestock confinement operation, kennel, etc., list the number and type of animals.**

*Not applicable*

**10. Describe the type of lot surface and the square footage of each type. (e.g. asphalt, gravel, landscaping, dirt, grass, buildings)**

*Approximate square footage: asphalt 0sf, gravel 11,500sf, landscaping – 400sf of lawn and a 3-4 trees (crabapple, ash), dirt 1,500sf, grass/hay 17-18 acres, buildings 4,400, proposed house 3,000sf. (Also see attached Drainage Impact Sheet)*

**11. How many parking spaces are proposed? How many handicapped (ADA) parking spaces are proposed?**

*There will be five (5) parking spaces provided.*

**12. Explain the existing and proposed landscaping for the site.**

*Trees, i.e. Juniper trees, will be planted along Hwy. 14 approximately 200' long running East to West. The existing landscaping on site is mostly wild grass/hay with some trees along the North and East side of the property as well as a path of trees going up through the center of the property. Grass on the North side of the property will be removed and replaced with approximately 11,500 square feet of gravel. A row approximately 200' long of trees will be planted along Hwy. 14. All other wild grass/hay and existing trees will remain unaltered.*

**13. Describe the type of fence proposed for the site (e.g. 6 foot chain link with earth tone slats)**

*No fencing is proposed.*

**14. Describe the proposed screening for all parking and outdoor storage areas. If the site is located in a floodplain outdoor storage is restricted.**

*Not applicable*

**15. Explain any proposed reclamation procedures when termination of the Use by Special Review activity occurs.**

*Not applicable*

**16. Who will provide fire protection to the site?**

*The property is in the Windsor-Severance Fire District.*

**17. List all proposed on-site and off-site improvements associated with the use (e.g. landscaping, fencing, buildings, drainage, turn lanes, etc.) and a timeline of when you will have each one of the improvements completed.**

*400sf home/office: Estimated Completion – Winter 2018*

*4,000sf enclosed heated shop: Estimated Completion – Winter 2018*

*Future 4,000sf enclosed non-heated shop: Estimated Completion – TBD*

*Future 3,000sf home with 700sf attached garage: Estimated Completion - TBD*

**Engineering questions: 970-353-6100 x3540**

**1. Describe how many roundtrips/day are expected for each vehicle type: Passenger Cars/Pickups, Tandem Trucks, Semi-Truck/Trailer/RV (Roundtrip = 1 trip in and 1 trip out of site)**

*10 Round Trips. The trucks will leave in the am, make their hauls and return in the evening.*

**2. Describe the expected travel routes for site traffic.**

*One-half of the trucks will exit and drive East on Highway 14 and the other one-half will exit and drive West on Highway 14.*

**3. Describe the travel distribution along the routes (e.g. 50% of traffic will come from the north, 20% from the south, 30% from the east, etc.)**

*50% from the West and 50% from the East.*

**4. Describe the time of day that you expect the highest traffic volumes from above.**

*The highest times of traffic are estimated to be from 5:00am to 7:00am and 5:00pm to 7:00pm Monday through Friday and 6:00am to 8:00am and 10:00am to 12:00pm on Saturdays.*

**5. Describe where the access to the site is planned.**

*Access to the site will be on the South side of Highway 14 at Weld County Road 21.*

**6. Drainage Design: Detention pond summarized in a drainage report is required unless the project falls under an exception to stormwater detention requirements per code section 23-12-30 F.1.**

**A. Does your site qualify for an exception to stormwater detention? If so, describe in a drainage**

**narrative the following:**

**1. Which exception is being applied for and include supporting documentation.**

**2. Where the water originates if it flows onto the property from an offsite**

**source**

**3. Where it flows to as it leaves the property**

**4. The direction of flow across the property**

**5. If there have been previous drainage problems with the property**

**B. Does your site require a stormwater detention pond? If so, the following applies:**

**1. A drainage report summarizing the detention pond design with construction drawings and maintenance plan shall be completed by a Colorado Licensed**

**Professional Engineer and adhere to the drainage related sections of the Weld County Code.**

**2. The drainage report must include a certification of compliance stamped and signed by the PE which can be found on the engineering website.**

3. A general drainage report guidance checklist is available on the engineering website. More complete checklists are available upon request.

**Environmental Health questions: 970-304-6415 x2702**

**1. What is the drinking water source on the property? If utilizing a drinking water well include either the well permit or well permit application that was submitted to the State-Division of Water Resources. If utilizing a public water tap include a letter from the Water District, a tap or meter number, or a copy of the water bill.**

*We plan to use North Weld Water as they have a line just North of the lot in Highway 14. (See attachment – North Weld County Water District).*

**2. What type of sewage disposal system is on the property? If utilizing an existing septic system provide the septic permit number. If there is no septic permit due to the age of the existing septic system, apply for a septic permit through the Department of Public Health and Environment prior to submitting this application. If a new septic system will be installed please state “a new septic system is proposed”. Only propose portable toilets if the use is consistent with the Department of Public Health and Environment’s portable toilet policy.**

*A new septic system is proposed and an application has been prepared and submitted.*

**3. If storage or warehousing is proposed, what type of items will be stored?**

*Not applicable.*

**4. Describe where and how storage and/or stockpile of wastes, chemicals, and/or petroleum will occur on this site.**

*Not applicable.*

**5. If there will be fuel storage on site indicate the gallons and the secondary containment. State the number of tanks and gallons per tank.**

*Not applicable.*

**6. If there will be washing of vehicles or equipment on site indicate how the wash water will be contained.**

*There will be no washing of vehicles or equipment on site.*

**7. If there will be floor drains indicate how the fluids will be contained.**

*In the repair building, there will be no floor drains. Any minimal waste will be dealt with via Floor Dry and swept up.*

*No engine repairs will be performed on site. Tire changes/repairs, oil changes and minor repairs will be performed on site. Used oil will be disposed of in an on site oil burner/heater.*

**8. Indicate if there will be any air emissions. (e.g. painting, oil storage, etc.)**

*Not applicable.*

**9. Provide a design and operations plan if applicable. (e.g. composting, landfills, etc.)**

*Not applicable.*

**10. Provide a nuisance management plan if applicable. (e.g. dairies, feedlots, etc.)**

*Not applicable.*

**11. Additional information may be requested depending on type of land use requested.**

**Building questions: Jose Gonzalez 970-353-6100**

**1. List the type, size (square footage), and number of existing and proposed structures. Show and label all existing and proposed structures on the USR drawing. Label the use of the building and the square footage.**

*400sf home/office: Estimated Completion – Winter 2018*

*4,000sf enclosed heated shop: Estimated Completion – Winter 2018*

*Future 4,000sf enclosed non-heated shop: Estimated Completion – TBD*

*Future 3,000sf home with 700sf attached garage: Estimated Completion - TBD*

**2. Explain how the existing structures will be used for this USR?**

*Not Applicable. No existing structures exist at time of USR.*

**3. List the proposed use(s) of each structure.**

*400sf home/office: Estimated Completion – Winter 2018*

*4,000sf enclosed heated shop: Estimated Completion – Winter 2018*

*Future 4,000sf enclosed non-heated shop: Estimated Completion – TBD*

*Future 3,000sf home with 700sf attached garage: Estimated Completion - TBD*

## Diana Aungst

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**From:** Mitch Nelson <mnelson@townofseverance.org>  
**Sent:** Thursday, November 1, 2018 12:00 PM  
**To:** Diana Aungst  
**Cc:** swansonchrisshelly@gmail.com  
**Subject:** Swanson Property

**Caution:** This email originated from outside of Weld County Government. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Diana,

I have spoken with Michelle Swanson about 10002 Highway 14, and at this time the Town is comfortable with her decision to remain in the County.

We would like to be involved in any further review through the standard referral process.

Thanks

**Mitchell Nelson**

**Town Planner**

Town of Severance  
3 South Timber Ridge Parkway  
PO BOX 339  
Severance, CO 80546  
Office 970-686-1218  
Direct 970-685-2810





## Diana Aungst

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**Subject:** RE: Ditch Name

**From:** Shelly Swanson <swansonchrisshelly@gmail.com>

**Sent:** Sunday, October 28, 2018 9:54 AM

**To:** Diana Aungst <daungst@weldgov.com>

**Subject:** RE: Ditch Name

**Caution:** This email originated from outside of Weld County Government. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sorry I didn't respond to this sooner. I didn't see it at first. There isn't a creek on any boundary of our property. There is an irrigation ditch on the East side and we are not able to find the name of it.

Shelly

On Fri, Oct 26, 2018 at 2:48 PM Diana Aungst <[daungst@weldgov.com](mailto:daungst@weldgov.com)> wrote:

Hi –

What is the name of the creek that is on the boundary of your property?

Thanks,

*Diana*