



## **SPECIAL USE PERMIT**

**Routt County, Colorado**

**Permit No.:** PP2009-038

**Project Name:** Town of Oak Creek Waste Water Treatment Plant

**Owner:** Town of Oak Creek

**Address:** 24895 State Highway 131 Oak Creek, CO 80467

**Type of Use:** Special Use Permit (SUP) for renovations to the existing Waste Water Treatment Plant

**Location/Legal Description:** A tract of land in North 2 Northwest 4 between Highway 131 and the railroad in Section 31, Township 4 and Range 85

**Period of Permit:** Life of Use

**Planning Director's Approval Date:** November 30, 2009

**Effective Date:** November 30, 2009

**Conditions of Approval:** (conditions in **BOLD** font are new conditions for PP2008-038)

1. The Special Use Permit is contingent upon compliance with the applicable conditions of the Routt County Zoning Regulations including but not limited to Sections 3, 5 and 6.
2. The Special Use Permit is limited to uses and facilities presented in the approved project plan. Any additional uses or facilities must be applied for in a new or amended application. Accessory structures/uses associated with this permit can be administratively approved by the Planning Director.
3. Any complaints or concerns which may arise from this operation may be cause for review of the Special Use Permit, at any time, and amendment or addition of conditions, or revocation of the permit if necessary.
4. In the event that Routt County commences an action to enforce or interpret this permit, the substantially prevailing party shall be entitled to recover its costs in such action including, without limitation, attorney fees.
5. No junk, trash, or inoperative vehicles shall be stored on the property.

6. This permit is contingent upon any required federal, state and local permits being obtained and complied with; the operation shall comply with all federal, state and local laws.
7. Fuel, flammable materials, or hazardous materials shall be kept in a safe area and shall be stored in accordance with state and local environmental requirements.
8. All exterior lighting shall be downcast and opaquely shielded in accordance with Section 6.3 of the Routt County Zoning Regulations.
9. The permittee shall prevent the spread of weeds to surrounding lands, and comply with the Colorado Noxious Weed Act and Routt County Noxious Weed Management Plan.
10. Prior to the issuance of the permit, the permittee shall provide evidence of liability insurance in the amount of no less than \$1,000,000 per occurrence with either unlimited aggregate or a policy endorsement requiring notice to Routt County of all claims made. Routt County shall be named as an additional insured on the policy. Certificate of liability insurance shall include all permit numbers associated with the activity.
11. Revegetation of disturbed areas shall occur within one growing season with a seed mix which avoids the use of aggressive grasses.
12. The Special Use Permit (SUP) is valid for the Life of Use, provided it is acted upon within one (1) year of approval.
13. Any land survey monuments on the site shall be recorded in the Colorado Land Survey Monument Records prior to the commencement of construction, and if moved, shall be replaced following reclamation.
14. All new signage will meet the requirements set forth by the Routt County Zoning Regulations, Section 5.9-Sign Standards and Permits.
15. A grading and excavating permit will be obtained from the Routt County Road and Bridge Department if more than 300 cubic yards of soil is displaced.
16. The property address will be displayed on site according to requirements set forth by the Routt County Zoning Regulations, Appendix D.11-Address Number Signage.

Specific Conditions: (Conditions from the original Special Use Permit issued in 1984 by Resolution Number 84-P-030)


17. An Army Corps of Engineers (ACOE) permit will be obtained to infill material in a wetland adjacent to Oak Creek
18. The design of the Waste Water Treatment Plant (WWTP) will mitigate impacts in the one hundred (100) year floodplain.
19. Colorado Department of Transportation (CDOT) will provide a permit for ingress and egress off Colorado State Highway 131.
20. The State Department of Public Health and Water Quality Division will approve the design for the Waste Water Treatment Plant (WWTP.)
21. Pipeline easements are to be acquired from all affected surface owners.

ISSUED BY:

  
Chad Phillips, Planning Director

4/30/09  
Date

ACCEPTED:

  
Permittee

12-14-09  
Date

**This permit may be subject to an Annual Fee:** The permits/approval shall not be issued until all fees have been paid in full. Failure to pay fees may result in revocation of this permit. Permits/Approvals that require an ongoing review will be assessed an Annual Fee. Additional fees for mitigation monitoring will be charged on an hourly basis for staff time required to review and/or implement conditions of approval.