



ROUTT COUNTY

Board of County Commissioners

P.O. Box 773598
Steamboat Springs, CO 80477

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SPECIAL USE PERMIT

Routt County, Colorado

Permit No.: PP2014-017

Project Name: Seneca Hill Water Storage Tank Project

Owner: Routt County

Address: 38080 Routt County Road 51, Hayden

Type of Use: Municipal Water Storage Tank

Location/Legal Description: 9.91 acre parcel located on the south east side of Yampa Valley Regional Airport, east of C.R. 51

Period of Permit: Life of Use

Board Approval Date: June 24, 2014

Effective Date: August 8, 2014

Conditions of Approval:

General Conditions:

1. The Special Use Permit (SUP) is valid for the life of the use provided it is acted upon within one year of approval. The SUP shall be deemed to have automatically lapsed if the uses permitted herein are discontinued for a period of one (1) year.
2. The SUP is contingent upon compliance with the applicable provisions of the Routt County Zoning Regulations including but not limited to Sections 5, 6, and 8.
3. The SUP 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.
4. Any complaints or concerns which may arise from this operation may be cause for review of the SUP, at any time, and amendment or addition of conditions, or revocation of the permit if necessary.

5. In the event that Routt County commences an action to enforce or interpret this SUP, the substantially prevailing party shall be entitled to recover its costs in such action including, without limitation, attorney fees.
6. No junk, trash, or inoperative vehicles shall be stored on the property.
7. This approval 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. Copies of permits or letters of approval shall be submitted to the Routt County Planning Department prior to operations.
8. 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.
9. Prior to 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.
10. 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.
11. Revegetation of disturbed areas shall occur within one growing season with a seed mix which avoids use of aggressive grasses. See the Colorado State University Extension Office for appropriate grass seed mixes.
12. The applicant is responsible for identifying when during a pre-disturbance noxious weed inspection if any of the weed species on either the 13 Noxious Weeds of Routt County list, or the Noxious Weeds of Colorado List A, B, or C are present on the site. If the answer is yes, the applicant must submit a plan for controlling the weeds to the Routt County Weed Program or contact the Routt County Weed Program for assistance in developing a weed management program.

Specific Conditions:

13. Overweight and over length permits for vehicles shall be obtained from the Routt County Road and Bridge Director prior to the use of such vehicles.
14. Access permits shall be obtained to all access roads to be built or improved which intersect Routt County roads.
15. Permittee shall obtain a grading and excavation permit for the onsite construction activities.
16. Routt County has the authority to close any county road at its sole discretion if damage to the road may occur by its use. To the extent that a road closure may

affect Permittee's operations, Routt County will cooperate with Permittee to allow operations to be continued in a safe and practicable stopping point.

17. Routt County roads shall not be completely blocked at any time. If traffic regulation is deemed necessary, the Permittee shall notify the Routt County Road and Bridge Director, or designee thereof, in advance (if possible), who may then require"

- a. The Permittee or Permittee's contractor/sub-contractor to place traffic control signage along haul routes and at intersections as specified by the Routt County Road and Bridge Director and at Permittee's expense; and
- b. Flaggers to be placed at the intersections of affected county roads as specified by the Routt County Road and Bridge Director and at Permittee's expense; and
- c. The Permittee or Permittee's contractor/sub-contractor to supplement regular dust control efforts by application of dust palliative, as approved by the Routt County Road and Bridge Director and RCDEH and at Permittee's expense.

18. Permittee shall comply with the following recommendations concerning road improvements and maintenance:

- a. Permittee shall limit Routt County road traffic to County Road 51.

19. All trucks and equipment accessing from CR 51 shall be able to exit and be located on private property and off of County Road right of way before encountering a fence, gate, or cattleguard. At a minimum, the distance from the County Road right of way to any gate, fence, or cattleguard shall be 1.5 times of the length of the longest vehicle.

20. Permittee shall provide and post advance warning signs of truck traffic turning from and entering upon County Road 51 during the importation and exportation of construction equipment to the site. Types and placement of signs shall be in conformance with the Model Traffic Code and shall be coordinated with CDOT.

21. Routt County roads affected by this SUP will be inspected by the Routt County Road and Bridge Department at intervals determined by same. Any road damage shall be repaired by a third-party contractor as selected by the Routt County Road and Bridge Department and on a schedule determined by same. Permittee shall solely bear the costs of repairs.

22. Permittee shall maintain county roads affected by this SUP during the life of the Operations. Maintenance shall be determined by the Routt County Road and Bridge Department in its sole discretion and at Permittee's expense. Maintenance may include grading and graveling roadways, sweeping or cleaning access points, and application of a dust palliative as approved by the Routt County Road and Bridge Director and RCDEH.

23. The Permittee shall be assessed Routt County costs directly associated with the project. Payment of the assessment shall be due and owing upon receipt of invoice from County.

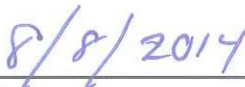
24. All exterior lighting shall be downcast and opaquely shielded with the exception of FAA navigation lights.

25. To reduce visual impacts, the water tank structure will be mitigated to the extent practicable and technically feasible by painting the structure with a color to reduce visual concerns approved by the Planning Director.
26. Erosion and sediment from land disturbance activities associated with this project shall be controlled to the greatest practical extent through the use of appropriate Best Management Practices (BMP's).
27. Plans and specifications for the water tank and related facilities shall be submitted to and approved the drinking water section of the Colorado Department of Public Health and Environment prior to construction.
28. Plans and specifications, and the work to be performed shall comply with all applicable codes and standards as adopted by Routt County.
29. The architect and/or developer schedule a preliminary design review meeting with the building department to clarify submittal requirements for building permits and specific design requirements.

Permit Issued by the Routt County Board of Commissioners:




Timothy V. Corrigan, Chair



Date

ATTEST:



Kay Weinland, Clerk and Recorder
*by Candace Powers
Deputy Clerk*



Date

ACCEPTED:



Permittee



Date