

March 15, 2023

Brady Glauthier
PO Box 152
Oak Creek, CO 80467

Re: Oak Creek Fire Temporary Housing at 23720 STATE HIGHWAY 131, ROUTT, CO 80467

Dear Applicant,

Following are the comments regarding the Routt County's plan review for the above referenced project. We have noted several items requiring revision. These items must be addressed through revised drawings, narratives, and/or other addendums in order for us to complete the project review for the above referenced project.

Building Department Review (Reviewed By: Todd Carr)

1. The current site layout displays that these modular trailers have been set up as back to back meaning there is no FSD "Fire Safe Distance" between each modular, additionally we have no idea if you have window openings in these modular units that then face and are tight up against another exterior wall of the adjacent modular trailer, also I would assume these exterior walls carry no fire ratings. The most common workforce housing we have seen in the past at our mining companies will show these modular units with a fire safe distance between units. Ultimately since the Building Department cannot offer nor approve a Building Permit for these units, it falls under the Jurisdiction of the Fire Official to determine if they will require a fire safe distance between units or not, so simply provide a response back that you have gained approval from the Fire Official to not have any fire separation distance between these units.
2. The Building Department will require the owner/applicant to obtain an Electrical Permit from the Routt County Building Department, a State Licensed Electrician must perform the work under the permit, and an Electrical Engineer must provide us Load Calculations and a One Line Diagram showing how power is being delivered to the site, and then how power is being distributed on the site, show the location of the pedestals we assume that will be set up to allow plug and play connections to each modular unit.

Environmental Health Review (Reviewed By: Scott Cowman)

1. The assumption for water use might be low. Regulation 43 for onsite wastewater treatment systems assumes 75 gpd (which admittedly is quite conservative to ensure adequate capacity for a septic system). Operator will need to adjust to actual use once the buildings are occupied and may need to increase frequency of water delivery. This should be reflected in the narrative.
2. Sewage generated doesn't align with assumed water use. Note that graywater must be collected as raw sewage and that it is illegal re-use or to discharge graywater to the ground

surface or to groundwater. The numbers should more closely align or an explanation should be provided in the narrative including all assumptions.

3. The narrative should include a plan to ensure the sewage holding tank does not overflow, either through regular (and recorded) monitoring or an alarm system that notifies when 80% capacity is reached (or to ensure adequate time to get a pumper truck to the site). Similar to water use, the operator will need to adjust to actual raw sewage collected once the buildings are occupied, and may need to increase frequency of sewage transfer. This should be reflected in the narrative.

Planning Review (Reviewed By: Michael Fitz)

1. Narrative

- In the “Potable Water Delivery” and “Sewage Transfer” sections, please indicate capacity and filling frequency of water tank, and the capacity and draining frequency of vault.
- Explain further on daily trips – workers having personal cars but going to/from work using 10-person fire transport vehicles.
- Please create an “Existing Conditions” section of the narrative to explain what is currently onsite – specifically that there are two buildings, which one is going to be kept, when the other one is going to be hauled away, and detail the timeline for when it will become parking. This permit may be conditioned upon the removal of that building and the creation of the parking lot.
- In the “Planned Occupancy” section, please give further detail explaining that the floor plan as-drawn is inaccurate and only 1 person and 1 bed will be in each room.
- In the “Garbage” section, please indicate that bear/rodent-proof containers will be used, and whether recycling will be offered.

2. Site Plan

- Please revise the site plan to show the true direction of north, the true orientation of the building, and the true location of access, parking, water tank, vault, and electric service.
- Please create a separate “existing conditions” plan that shows both buildings currently onsite

3. A public notice sign has not been placed onsite yet. Please pick up a public notice sign from the Planning Department and place it at the entrance to the site, clearly visible from 131.

GIS Department Review (Reviewed By: Laura Meyers)

New address: 23720 State Hwy 131

External Agency Review (Reviewed By: Morrison Creek Water and Sanitation)

1. The Morrison Creek Metropolitan Water and Sanitation district is willing to provide potable water in support to the South Routt fire district project. The water drawn from the system will have to be metered for water accounting purposes.

2. Wastewater from the proposed site can be treated at the Morrison Creek Wastewater treatment facility at a discounted rate. Water obtained from areas other than the district can not be treated at our facility.

Once you have uploaded answers to these questions in portal, please let me know that you have done so. If I can provide any further information to you, please feel free to contact me at (970) 870-5326 or by email at mfitz@co.routt.co.us.

Sincerely,



Michael Fitz, Planner I
Routt County Planning Department