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Project Name Strohecker Asphalt & Paving

Subject Board Conditional Use Permit (Board CUP)

Date April 16, 2020

Project Description

The owner of Strohecker Asphalt & Paving is seeking approval of Board Conditional Use Permit for their Asphalt Batch Plant that has been located at 300 County Road 302 since 1999. In addition to seeking approval of the grandfathered use, they are seeking the approval of a new Concrete Batch Plant that will be leased to Pagosa Redimix. Property will remain under its current ownership and the equipment related to the Asphalt & Paving will remain as it is currently operating. New proposed Concrete Batch Plant will be maintained and operated by Pagosa Redimix, but will be leasing approximately 2 acres of the 11 acres property for their operation.

Exhibits

- Completed Land Use Permit Application
- Application Fee
- Proof of Ownership
- Tax Statement
- Site Development Plan
- Elevations of Equipment and Buildings

Project Narrative

- Strohecker Asphalt & Paving has been operating their Asphalt Batch Plant at 300 County Road 302 since 1999. Their current hours of operation are approximately 6:00 a.m. to 6:00 p.m. mtn time every day of the week starting in Early April and closing in late November. All of this is dependent on weather and may vary from year to year. Because of inclement weather hours of operation may vary and adjust accordingly.
- Pagosa Redimix's Concrete Batch Plant will operate very similar to the existing Asphalt Batch Plant with similar equipment and hours of operation. In addition to the hours and months above, Pagosa Redimix is a year round operation. Hours will likely reduce in Mid-December thru Mid-February to 9:00 a.m. to 4:00 p.m. mtn time. Because of inclement weather hours of operation may vary and adjust accordingly.
- The property has been operating a Batch Plant for over 20 years at this location. No additional impervious materials or additional earthmoving is required for the new Concrete Batch Plant. All equipment proposed for the new Concrete Batch Plant is not permanent, but moveable. No permanent foundations are required. Strohecker Asphalt & Paving has provided a 6'(foot) - 8'(foot) earth berm along the south and east property lines. The easterly earth berm is approximately 550' long and spans the length of the property at 500 Country Road 302.
- **Section 5 of Development Standards**
 - 5.1.1 Access** (Existing – To Remain)
 - 5.1.2 Road and Blocks** (Existing - Not Applicable)
 - 5.1.3 Lots** (Existing - Not Applicable)
 - 5.1.4 Survey Monuments** (Existing - Not Applicable)
 - 5.2.1 Preservation of Surface Water Resources**
 - 5.2.1.1 Water Quality Control**

Strohecker Asphalt & Paving has wet scrubber ponds as required for Emissions Control by the State.

Pagosa Redimix will provide pond liner in existing pond on site for their wash-out as required by industry standards.



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Site has already provided perimeter swales to reduce site run-off.

5.2.1.2 Water Body Setbacks (Existing – Not Applicable)

5.2.1.3 Wetlands Protection (Existing – Not Applicable)

5.2.2 Preservation of Natural Features and Resources (Existing – Not Applicable)

5.2.3 Mitigation of Natural Hazards (Existing - Not Applicable)

5.3 Infrastructure Standards (Existing – To Remain)

The property has been operating as a Batch Plant for over 20 years at this location. No utility modifications for Strohecker Asphalt & Paving will be required by the addition of the Concrete Batch Plant. Pagosa Redimix will require the existing 3 Phase Power on site to be extended to Plant Pad. Pagosa Redimix will require existing water line to extend to their hot water tank. Sewer will not be required as job trailer will have black and grey water holding tanks that will be maintained as required.

5.4 Site Development Standards (Existing – To Remain)

The property has been operating a Batch Plant for over 20 years at this location. No additional impervious materials or additional earthmoving is required for the new Concrete Batch Plant.

5.5 Accommodations and Lodging Standards (Not Applicable)

- **Section 3.2.3.4 Conditional Use Permit – Review Criteria**

- (1) The relationship and impact of the use on the development objectives of Archuleta County.**

Per the Archuleta County Land Use Regulations the I Zoning District is a Non-residential zoning district intended to be generally consistent with Industrial Parks land use district in the Community Plan “to set aside possible locations for industrial parks to encourage the development of more economy”. The I Zoning District also allows flexibility for other types of industrial development which are not likely to become a nuisance to surrounding areas. Dust, fumes, odors, refuse matter, smoke, vapor, noise, lights and vibrations are confined primarily to the premises of the lot on which an industrial use is located. Pagosa Redimix locating on an existing Batch Plant site is ideal for the County, as it is not spreading batch plants out across the county and locating similar operations on the same property and disrupting fewer adjacent property owners.

- (2) The effect of the use on light and air, distribution of population, transportation facilities, utilities, schools, parks and recreation facilities, and other public facilities.**

The property has been operating as a Batch Plant for over 20 years at this location and no additional impacts are anticipated.

- (3) The effect of the use upon traffic, with particular reference to congestion, vehicular and pedestrian circulation, safety and convenience, traffic flow and control, access, manoeuvrability, and removal of snow from the roads, sidewalks and parking areas.**

The property has been operating as a Batch Plant for over 20 years at this location and no additional impacts are anticipated to traffic or circulation as the site provides optimal safety viewing angles from site access.

- (4) The effect of the use upon the character of the area in which the proposed use is to be located, including the scale and bulk of the proposed use in relation to surrounding uses.**

The character of the area will be affected minimally as the property has been operating as a Batch Plant for over 20 years at this location and no additional impacts are anticipated.

- (5) The adequacy of the design features of the site to accommodate the proposed use, including but not limited to accessibility, service areas, parking, loading, landscaping and buffering, lighting, etc.**



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The property has been operating a Batch Plant for over 20 years at this location and no additional impacts are anticipated as site has provided earth berms along county road and adjacent property owner along east boundary.

(6) The effect of the use upon the natural resources and wildlife habitat areas.

The property has been operating as a Batch Plant for over 20 years at this location and no additional impacts are anticipated.

(7) Such other factors and criteria as the Planning Commission and the Board of County Commissioners deems applicable to the proposed use.

The property has been operating as a Batch Plant for over 20 years at this location and no additional impacts are anticipated. The county's goal was to set aside possible locations for industrial zoning to encourage the development of a more diversified economy and the addition of Pagosa Redimix to an already established Asphalt Batch Plant site is ideal as it reduces other impacts throughout the county.

Context and Vicinity Map

