

**New Castle, Colorado
Planning and Zoning Commission
Wednesday, September 24, 2025, 7:00 PM**

Call to Order

Roll Call

Present	Vice Chair Cotey Commissioner G. Riddile Commissioner Parks Commissioner McDonald Commission Alternate Rittner
Absent	Commission Alternate Mahaffey Commissioner Sass Commissioner Westerlind Chair Apostolik

Alternate Commissioner Rittner was seated at the Dias.

Also present at the meeting were Town Planner Paul Smith, Town Administrator David Reynolds and Professional Assistant to the Town Clerk Michelle Huster and members of the public.

Meeting Notice

Professional Assistant Huster verified that her office gave notice of the meeting in accordance with Resolution TC 2025-1.

Conflicts of Interest

There were no conflicts of interest.

Citizen Comments on Items NOT on the Agenda

There were no citizen comments.

Public Hearing – Continued from August 27, 2025

Consider Resolution PZ 2025-3 - A RESOLUTION OF THE NEW CASTLE PLANNING AND ZONING COMMISSION RECOMMENDING APPROVAL OF A CONDITIONAL USE PERMIT FOR MOBILE VENDING CARTS OR STANDS (I.E., FOOD TRUCKS) ON PROPERTY LOCATED IN THE C-1 ZONE DISTRICT

Vice Chair Cotey called the meeting to order at 7:05 p.m.

Town Planner Paul Smith reviewed the staff report for commission's consideration of a Conditional Use Permit for mobile vending carts or stands in the C-1 Zone district **(Exhibit A)**. Planner Smith introduced the applicants, Rachel Houchin and Jerome Trappier who are seeking approval for a conditional use permit for two food trucks at their commercial commissary kitchen located at 677 West Main Street between the U Haul business and Roy Glidden's ADU rental. The commercial kitchen is intended for

freezers and storage space for caterers and food vendors. Planner Smith asked Ms. Houchin where the name MOO LLC originated, and she said it is a creative play on words meaning "milk from the cow" because they specialize in French cheeses.

Vice Chair Cotey asked Planner Smith to explain the reason for a conditional use permit (CUP) and why the applicant is seeking approval. Planner Smith said the C-1 Zone district has three uses, non-permitted uses, allowable uses and conditional uses that require approval by the Planning and Zoning Commission (P & Z). Planner Smith said mobile food carts or stands fall under conditional use within the C1 Zone and require approval by P & Z then the application will go to Town Council for final approval. The applicants are seeking approval for two food trucks to operate at the location. Vice Chair Cotey asked if the applicants were seeking a CUP for the food trucks or the commissary kitchen, Planner Smith said the applicants needed approval for the food trucks. Vice Chair Cotey asked Planner Smith if a commissary kitchen was allowed under C1 zoning use and Planner Smith said the commissary kitchen was allowed as a use by right.

**Planning Commission – Public Hearing
Wednesday, September 24, 2025
Resolution PZ 2025-3
Staff Report**

Name of Applicant	<i>Moo, LLC</i>
Mailing Address	<i>417 Allison Lane, Basalt, CO 81647</i>
Property Address	<i>677 W Main St, New Castle, CO 81647</i>
Name of Property Owner	<i>Moo, LLC</i>
Existing Zoning	<i>C-1 Commercial</i>
Surrounding Zoning	<i>Commercial (C-1), Residential (R-1), Performance (P)</i>
Surrounding Land Uses	<i>Public parking, Residential, UHaul Rental, Public ROW - Railroad, and Public Works Facility; Catering</i>
Most Recent Uses of Property	<i>Fabrication/Welding; Storage; Auto Repair;</i>
Proposed Use of Property	<i>Up to two (2) mobile food vendors on property</i>
Property Size	<i>7,050sf</i>

I. Background:

The Applicant is proposing a mobile food vendor use for the property located at 677 W Main St. in downtown New Castle. "Mobile vending carts or stands," are listed as conditional uses in the Commercial C-1 district (MC Section 17.36.050). There is already a conditional use permit for mobile food vendors in New Castle,

Down Valley Brewing PZ 2024-2, along with temporary permits issued during organized events in public open space such as Burning Mountain or VIX Parks.

The submittal (page 3) provides context for the request: The Applicant is currently repurposing the existing structure for a catering/commissary location. Submittal, page 8 shows the proposed food truck placement directly east of the existing building.

The Applicant seeks the Planning Commission's recommendation to improve dining options and for downtown. If approved, Moo LLC anticipates having a maximum of two food trucks on site. The site is expected to be prepped and ready by the fall 2025.

As a conditional use application, the Planning Commission (P&Z) is required to hold a public hearing in accordance with the procedures set forth in Municipal Code Chapter 16.08. Within 30 days of the special hearing, P&Z must make one of three recommendations:

- 1) Approve the CUP unconditionally;*
- 2) Approve the CUP with conditions;*
- 3) Deny the CUP.*

Approval Criteria: *An approved application shall:*

- 1.) be eligible for conditional review under § 17.84.040;*
- 2.) be generally compatible with adjacent land uses;*
- 3.) meet all requirements of § 17.84.020 of the Code, comply with Title 17 of the Code, and minimizes potential adverse impact of the conditional use on adjacent properties and traffic flow;*
- 4.) be consistent with the comprehensive plan; and*
- 5.) show that the Town has the capacity to serve the proposed use with fire and police protection and is not required to provide water or sewer service.*

II. Staff Review and Comment:

1.) Is the application eligible for conditional review under 17.84.040?

As part of the C-1 zoning district "mobile food carts or stands" are considered conditional uses (17.36.050). No other type of mobile food vendors will be considered with this application.

2.) Is the proposal generally compatible with adjacent land uses?

Adjacent land uses include:

- Public parking*
- UHaul Rental*
- Residential*
- Railroad*

The C-1 district allows for a diversity of uses including retail, services, and residential. A food establishment would benefit patrons and employees who frequent those uses, while supplementing the mobile food vendors approved in 2024 at 589 W Main St (i.e. the Down Valley Brewery). A slight uptick in foot/vehicle traffic in the west end of Town is to be expected. However, the Applicant has proposed measures to inhibit excessive noise, smells, lighting, or any general unsightliness during hours of operation (**Submittal, pages 7 & 15**). With those measures in place, up to two additional mobile food vendors appears reasonably compatible with other surrounding uses.

3.) Does the proposal meet all requirements of § 17.84.020 of the Code, is in compliance with Title 17 of the Code, and minimizes potential adverse impact of the conditional use on adjacent properties and traffic flow?

The requirements of section 17.84.020 are addressed in the table below:

a. Adjacent land uses;	• Discussed in section 2.
b. Boundary and size of lot;	• 7,050sf
c. Building location height and setbacks	• Existing structure: 18'; Mobile vendor: ~10'
d. Off-street parking and loading areas	• Parking: N/A; Loading: rear of lot off alleyway;
e. Points of ingress & egress	• Vehicle access: will mainly be at rear of lot. Some vehicles likely to short-cut at U-Haul entry.
f. Service and refuse areas	• Southeast corner of lot.
g. Signs and lighting	• Signage requires permit. Lights to be dark-sky.
h. Fencing, landscaping, and screening	• No screening is proposed.
i. Compliance with performance standards	• Applicant agrees to comply with performance standards.
j. Anticipated utility requirements	• Adequate services are available.

Note, though no screening is proposed, P&Z and Council did require Down Valley Brewing to store or screen all auxiliary equipment incidental to the use of the food truck. The same condition has been added to the resolution. Otherwise, Staff does not have further concerns with compliance to section 17.84.020 or Title 17.

Commissioner Parks asked if the food trucks would have access to move in that 10ft corridor, or would they need permission from owner of the U Haul business on the adjacent lot. Planner Smith said the food trucks would have access from the ally. Vice

Chair Coty clarified that the town owns the U Haul lot and wanted to know if the applicants discussed their plans with Mr. Shrull. Planner Smith said there have been conversations with Mr. Shrull on the neighboring property.

Vice Chair Coty asked the applicants if the property goes all to the alley. They said yes and Vice Chair Coty asked if the applicants were going to use the space in the alley as parking and Ms. Houchin said no. Vice Chair Coty asked if the screens and fencing in the site plan would go along the Highway 6 edge of the property. Planner Smith said the screen could be plants or fencing but it had not been decided at this time.

4) *Is the proposal consistent with the comprehensive plan?*

A central objective of New Castle's Downtown Plan is to foster a civic environment that promotes small town ambiance and economic vitality, dubbing it the "heart and soul of the community" (Comprehensive Plan, pg. 9). Restaurants have long filled a social niche for communities, especially city centers. Though New Castle has lost a couple of brick-and-mortar restaurants over the years, restaurants of the mobile variety have the potential to revitalize this invaluable aspect of Town.

One important aspect of mobile food trucks is the lower operational cost. In an era of higher construction costs, labor costs, and higher inflation in general, the adaptability of these businesses often make them better suited for such economic times. Additionally, since the vendors are not permanent, a diversity of food opportunities is potentially available to the community over time.

It is also important for the Commissioners to be mindful that mobile vendors, to some extent, compete with our valued brick-and-mortar operations. A saturation of mobile vendors in any one area could adversely impact traditional restaurant establishments. Done well, Staff feels mobile vendors will function symbiotically with the other restaurants. In other words, more food options generate more downtown activity which improves traffic for other businesses which in turn supports existing restaurants in a virtuous circle.

5) *Does the proposal show that the Town has the capacity to serve the proposed use with fire and police protection and is not required to provide water or sewer service.*

The site plan was reviewed and discussed with the fire marshal. Public Works does not anticipate any change to water and sewer service.

III. *Staff Recommendations:*

Staff recommends approval of Resolution PZ #2025-3 with the following conditions:

- A. Development of the Property shall be consistent with the site plan shown on Exhibit A to this Resolution and as may be revised by the Town Council. No more than two mobile food vendors will be permitted on the Property and only within the allowable parking location as depicted on Exhibit A. Other types of mobile vendors are not authorized to operate under this conditional use permit.*

Planning & Zoning Commission
Wednesday, September 24, 2025

- B. *Applicant shall provide and comply with a schedule for daily hours of operation of the mobile food vendors, which schedule will be reviewed and approved by Town Council.*
- C. *The bathroom facilities of the existing building shall be made available to food truck/trailer employees during all hours of operation per the requirements of Garfield County Public Health and Human Services. Toilets shall not be available to patrons.*
- D. *Any auxiliary equipment, materials, or supplies necessary for the function of any mobile food vendors shall be stored out of site or otherwise screened from public view by means of fencing, landscape ornamentation, or other approved means of concealment. Within six months after the issuance of the conditional use certificate, Staff shall inspect the visual impacts of the food truck(s). Any concerns not resolved within 30 days of the inspection shall be subject to condition I, below.*
- E. *A trash receptacle shall be provided and maintained on the southeast corner of the Property.*
- F. *6. Loading, staging, and supplying of mobile food vendors shall occur either off the south alleyway or Mainstreet (i.e. US 6). Vendors shall refrain from accessing the property from adjacent lots.*
- G. *The use approved in the Application shall not be conducted until the Town Planner has issued a conditional use certificate. That certificate shall be issued only after the Applicant has entered into an agreement with the Town specifying that all conditions imposed by the Town council will be completed and that the use and improvements will be in accordance with the approved Application site plan and development schedule. The conditional use certificate must be issued within one year of the date of final approval by Town Council, or the application is deemed withdrawn by the Applicant and is of no further force and effect.*
- H. *No approved conditional use may be altered, structurally enlarged, expanded in parking area or expanded in ground area unless the site plan is amended and approved in accordance with the procedures applicable to approval of a conditional use as set out in § 17.84.070 of the Code.*
- I. *In the event the Town receives any complaints about the use of the site in violation of the conditional use approval or other Code requirements or observes or becomes aware of any violations of the conditional use approval, the Applicant and/or owner may be summoned before the Town Council in a public meeting to show cause why the permit should not be revoked, suspended, or additional conditions imposed. Such show-cause hearing shall be open to the public and the applicant or owner may present testimony or offer other evidence on its behalf.*
- J. *Applicant shall comply with all applicable building and municipal code requirements, including the sign code and all accessibility requirements, as well as all performance standards, county licensing, and public health requirements.*

- K. Any added exterior lighting will be dark sky compliant pursuant to the Comprehensive Plan Goal EN-4.*
- L. All representations of the Applicant in written and verbal presentations submitted to the Town or made at public hearings before the Commission or Town Council shall be considered part of the application and binding on the Applicant.*
- M. The Applicant shall reimburse the Town for any and all expenses incurred by the Town regarding the Application, including without limitation all costs incurred by the Town's outside consultants such as legal and engineering costs.*

IV. Application Exhibits:

- A. Land development application*
- B. Agreement to pay consulting fees*
- C. Applicant packet*
- D. Signed Performance Standards*
- E. Public Notice*
- F. Property Owners Within 250 Feet*
- G. Notarized Affidavit of Public Notice*

Vice Chair Coty asked the applicants to elaborate on the site plan and Ms. Houchin said they would add seating between the two food trucks and use Gabion, a rock wall to separate the truck from the street. (Exhibit B). Ms. Houchin said the site plan is aesthetically pleasing with two clean picnic tables and nothing would be stored on the exterior, including trash. Ms. Houchin said they expect their food trucks to have consistent hours.

Vice Chair Coty asked the applicant about the hours of operation for the food trucks. Ms. Houchin said they would leave it up to the food truck applicants and said they would not accept applications until they have CUP approval. Ms. Houchin said she spoke to neighboring businesses and had suggestions for breakfast and they would not operate after 9:00 p.m. Vice Chair Coty asked what Drifter's (Down Valley Brewing) hours are and the owner, Haley Williams said they close at 8:00 or 9:00 p.m. Vice Chair Coty asked specifically what time Down Valley Brewing's food truck closes and Ms. Williams said earlier that 8:00 p.m. because the food truck sells out before 8:00 p.m. Planner Smith confirmed Down Valley's closing time is 9:00 p.m. according to their CUP.

Commissioner McDonald asked the applicants what kind of subsurface would be used on the ground and the applicant said gravel, and they might install a solid surface later. Commissioner McDonald asked if the grease trap would cut into the 10-foot area between the trucks on the site plan. Ms. Houchin clarified that from the grease trap, it is eight feet so the truck will still have the 10-foot allowance. Commissioner McDonald asked if there any consideration of swinging the trucks 90 degrees and Ms. Houchin said yes. Commissioner McDonald was concerned because he measured the Rolling Fork food truck and said it was twenty-two feet long. Commissioner McDonald asked

the applicants if they were flexible with their site plan to accommodate different sized trucks and Ms. Houchin said yes. Commissioner McDonald asked the applicants if they were maintaining the picnic tables and asked about the kind of table. Ms. Houchin said they would be purchasing picnic tables like the ones submitted in the packet. **(Exhibit B)** Ms. Houchin described them as heavy metal picnic tables with rubber finish on them. Commissioner Riddile asked Planner Smith if temporary seating would be allowed in the 10-foot setback and Planner Smith said yes.

Commissioner Rittner asked if there will be parking in the area where their van is pictured on the site plan, and the applicant said the parking would be for people using the commercial commissary kitchen. Ms. Houchin said the area would be for deliveries and their trash dumpster.

Commissioner Riddile asked the applicant if the area at the back would be used for storage and Ms. Houchin said the food trucks will not be allowed to have storage outside of the truck. Vice Chair Coty asked if the food vendors will have access to the commissary kitchen and Ms. Houchin said on a case-by-case basis because most trucks are self-sufficient. Commissioner Riddile asked the applicant to confirm parking, trash and delivery will be the only use for the back of the property and the applicant said confirmed. Commissioner Riddile asked if the dumpster will be from Mountain Waste. Both Commissioners Rittner and Riddile were concerned about the trash bins being bear proof and hidden from view. Ms. Houchin said the container would be bear proof and from Mountain Waste, but they needed easy access and did not want to hide the dumpster. Commissioner McDonald asked if there would be a dumpster enclosure and the applicant said they had not discussed one at this time. Commissioner McDonald recommended an enclosure with doors that swing open for access and smaller containers. Commissioner McDonald asked if there would be a grease reclamation barrel for recycling oil and Ms. Houchin mentioned the grease trap was discussed earlier and will address a reclamation barrel if the commissary kitchen requires one.

Commissioner Rittner asked if the applicants considered having conversations with the residents along the alley way about delivery times and how . Ms. Houchin said they would be mindful of those hours in the morning and in the evening. Ms. Houchin said the deliveries are fast and take an average of 20 minutes at most. Commissioner McDonald asked if the applicants had a food truck of their own and they said no.

Commissioner Riddile asked the applicants what their plan is for food truck utilities such as electricity, water, and wastewater. Ms. Houchin said the food trucks would be required to have a Garfield County Food license that also requires them to have access to a toilet, therefore they would have access to the bathrooms in the commissary building. The applicant said food trucks would have access to fresh water through the commissary building and the building was equipped with three phase electrical. The applicants said they had collaborated with an electrician to set up two electrical boxes outside of the building and intended to install an additional spigot for outside water. Vice Chair Coty asked if an additional water tap were required and Planner Smith said no. Commissioner McDonald asked the applicant if the food trucks would empty their wastewater, gray water into the building and dump it inside the commissary building. The applicant said they would be done on a case-by-case basis but said most food trucks were self-contained and may not need access to the building. Planner Smith

said the grease trap capacity is for use of the commissary kitchen and would have to consider the type of food being prepared and the volume of grease to not overwhelm the grease trap.

Commissioner Riddile said he had a concern about the circulation of food trucks and pedestrians crossing US Highway 6 to this location and Drifters. Commissioner Riddile said he would like to see the circulation go from town right-of-way either up the alley or from Main Street. Commissioner Riddile said he would prefer a fence on the east side of the food trucks to separate the property from the neighboring property. Commissioner Riddile said a fence would prevent the food trucks from using the neighbor's property and instead use the right-of-way from the alley or Highway 6/Main Street. Commissioner Riddile said he would like to encourage pedestrians to use the same right-of-way. Vice Chair Coty preferred not to use a fence but planters that have mobile flexibility and are less permanent than a fence. Commissioner Riddile was concerned pedestrians would use Jim Shrull's U Haul business as a walkway.

Vice Chair Coty said the orientation of the trucks on the site plan were awkward and she said lining them up parallel to the to the property line would have better constructive collaboration to Highway 6 and provide more flexibility to the applicants. The applicants said they chose orientation of the trucks so they would be seen from Highway 6/Main Street. Planner Smith said Down Valley Brewing had a similar plan and council chose to call it a zone and gave the applicants flexibility to align the trucks as they needed. Planner Smith suggested naming it a vendor parking zone that would be lengthwise to the building and allow the applicants flexibility for parking. Commissioner McDonald suggested rotating the trucks 90 degrees and parking them along the line to create a natural barrier and put planters between the food trucks. Commissioner Riddile reiterated the importance of a barrier and Vice Chair Coty said they needed a condition that requires a mobile, nonpermanent, but definitive treatment to prevent movement on the adjacent property. Vice Chair Coty asked Ms. Houchin if that was fair and Ms. Houchin said yes. Vice Chair Coty agreed to name the vendor parking zone to give the applicants flexibility for varied sizes of food trucks.

Commissioner Rittner said she was mildly concerned with the back ally pedestrian access and people parking in the ally when they should not. Vice Chair Coty said there is a fence, but it is partially blown down.

Commissioner Parks asked Planner Smith if they would have a sign and Planner Smith said the applicant and food trucks would have to comply with the sign codes.

Vice Chair Coty asked the commissioners if there were any other questions then opened the meeting for public comment.

Roy Glidden said he owns the property adjacent to the applicants to the west. Mr. Glidden said many of the concerns he had were addressed by the commission earlier, however he was concerned about noise and asked if the cut-off time would be 9:00 p.m. Planner Smith said the hours of operation will be decided when the applicants appear at town council, but 9:00 p.m. is a likely closing time. Mr. Glidden asked if the applicants planned to open at 9:00 a.m. and the applicants had not decided yet. Mr. Glidden said he was concerned about parking for his tenants at his short-term rental

business because currently parking is difficult on the west side of town. Mr. Glidden said the weekends were particularly busy and the U Haul business reduced his parking spaces. Mr. Glidden asked the commission if there were any plans for the town to address parking concerns. Mr. Glidden also said safety and privacy was a concern for his tenants and would like to have a fence on the southwest side of his property. Mr. Glidden asked if the town maintains the alley because maintenance, is a concern. Mr. Glidden was also concerned about the electrical utilities because of recent outages and asked if the transformers are sufficient for the new electrical draw. Mr. Glidden said he would like "no parking" signs in the alley because it is his primary driveway. Vice Chair Coty took note of the parking issues and said it needs to be addressed as a town issue. Administrator Reynolds said signs were the responsibility of the town and he would look into it. Vice Chair Coty said the electrical concerns Mr. Glidden had regarding power outages was caused by the grid and assured the building will meet building code standards and Planner Smith agreed.

Down Valley Brewing business owner Haley Williams said she was concerned about the hours of the new food trucks and how they would affect their business menu. Ms. Williams said her biggest concern was MOO LLC's patrons using the Down Valley Brewing's restrooms. Vice Chair Coty said Ms. William's concern about the restroom facilities are valid for the guests and the adjacent businesses and asked the applicant if they could place a porta potty for patrons to use and the applicants said the Health Department will not allow it. Administrator Reynolds said Planner Smith referred to his staff report because the porta potty creates more hazards than not having one. Planner Smith said he spoke with Garfield County directly and confirmed that food trucks are not allowed to have porta potties for their patrons, but for employees only. Commissioner Riddile said there was a porta potty outside of the food truck in Silt and Ms. Houchin said it is for the employees. Planner Smith said each food truck has its own agreement regarding restroom facilities with the county. Vice Chair Coty and Commissioner Rittner asked if the applicants could make their restrooms available to the public and Planner Smith said it was not feasible to have food truck patrons in the commissary kitchen where food is being prepared. Vice Chair Coty asked the applicant if they had the ability to install an exterior door to the bathroom with a lock to the interior of the building. Ms. Houchin said they were not open to having patrons inside the building. Commissioner Rittner said that it was unfair to put on a fellow business. Ms. Houchin said it is customary practice for food trucks to not have public restrooms. Ms. Houchin asked if there were public restrooms anywhere else in downtown New Castle and Commissioners Riddile and Rittner said there is a porta potty at Burning Mountain Park. Vice Chair Coty and Commissioner McDonald said restroom facilities would be something to consider for downtown in the future.

Vice Chair Coty closed the public hearing at 7:56 p.m.

Vice Chair Coty asked the applicant and Mr. Glidden if they would enter a partnership to discuss a fence on the west side of the property because of his privacy concerns. Mr. Glidden and Ms. Houchin both agreed to discuss it later. Vice Chair Coty said the ally is town maintained and asked Planner Smith and Administrator Reynolds to elaborate on maintenance and capacity for trucks and deliveries. Administrator Reynolds said the alley runs the whole way behind the applicant's property and will investigate where the ally dead ends. Commissioner Parks asked the applicants if they were able to pull their

own truck through the ally and they said it was tight and there was a need to clear behind the U Haul building. Ms. Houchin said they discussed it with Mr. Shrull, and he is open to clearing up the ally. Vice Chair Coty said the applicants need to be clearer on their plans for parking without putting additional stress on the Main Street parking.

Commissioner McDonald asked the applicants if they planned to use string lights as adequate lighting and the applicant asked Planner Smith if they are allowed. Planner Smith said it falls under holiday lighting. Commissioner Parks asked Ms. Williams from Down Valley Brewing if they used string lights and she said yes. Vice Chair Coty asked Ms. Williams if they turned the lights off at a certain time and Ms. Williams said at last call around 8:00 p.m. Commissioner Rittner said there are string lights in the town owned Ritter Plaza and they are on all night. Planner Smith said there is not an official law saying strings are not allowed, so that could be added as a condition.

Vice Chair Coty reviewed the conditions for the resolution to include a food truck vendor zone and Planner Smith that would be added to letter A of the resolution. Vice Chair Coty said there would be a condition for a non-permanent edged barrier to limit movement to the adjacent property on the west and Planner Smith said he would add that to letter F of the resolution. Commissioner Riddile asked if a condition could be added to include a fence on the southwest corner of Commissioner Parks, asked for a permanent fence and Ms. Houchin said they were open to discussion. Vice Chair Coty said it would be a condition from the southwest corner of the building to the ally. Administrator Reynolds suggested naming a specific kind of fence and Commissioner Riddile said a privacy fence. Commissioner Parks asked if they would split the cost with the applicant and Commissioner Riddile said it was part of the condition. Planner Smith said letter N's condition would be a privacy fence to cover the gap of the southwest corner of the applicant's garage to northeast corner. Planner Smith explained to the applicant these are recommendations made to council and the applicant would have time to reflect.

MOTION: Commissioner Riddile made a motion to approve Resolution PZ 2025-3 - A RESOLUTION OF THE NEW CASTLE PLANNING AND ZONING COMMISSION RECOMMENDING APPROVAL OF A CONDITIONAL USE PERMIT FOR MOBILE VENDING CARTS OR STANDS (I.E., FOOD TRUCKS) ON PROPERTY LOCATED IN THE C-1 ZONE DISTRICT as Amended A, F and N. Commissioner McDonald seconded the motion and it passed on a roll call vote. Vice Chair Coty: Yes; Commissioner Rittner: yes; Commissioner Riddile: Yes; Commissioner Parks: yes; and Commissioner McDonald: yes.

Comments/Reports

Planner Smith said October's P & Z calendar was looking light.

Items for Next Planning and Zoning Agenda

Commission Comments and Reports

Commissioner Parks said HPC is hosting a plaque ceremony at Down Valley Brewing on October 2 at 5:00 p.m. and hosting a public hearing on October 20, 2025, to designate Highland Cemetery as a historical landmark.

Staff Reports


No staff reports

Review Minutes from Previous Meetings

MOTION: Commissioner Riddile made a motion to approve July 23, 2025, meeting minutes with changes. Vice Chair Coty seconded the motion, and it passed unanimously.

Vice-Chair Cotey adjourned the meeting at 8:18 p.m.

Respectfully Submitted,


Alison Cotey, Commission Vice-Chair
Cotey


Professional Assistant to the Town Clerk Michelle Huster



Exhibits

- Exhibit A – Staff Report
- Exhibit B – Site Plan
- Exhibit C - Resolution

EHIBIT A



Town of New Castle
450 W. Main Street
PO Box 90
New Castle, CO 81647

**Building & Planning
Department**
Phone: (970) 984-2311
Fax: (970) 984-2716
www.newcastlecolorado.org

**Planning Commission – Public Hearing
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Resolution PZ 2025-3
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Surrounding Land Uses	Public parking, Residential, UHaul Rental, Public ROW - Railroad, and Public Works Facility; Catering
Most Recent Uses of Property	Fabrication/Welding; Storage; Auto Repair;
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EXHIBIT A

The Applicant seeks the Planning Commission's recommendation to improve dining options and for downtown. If approved, Moo LLC anticipates having a maximum of two food trucks on site. The site is expected to be prepped and ready by the fall 2025.

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EXHIBIT A

3.) Does the proposal meet all requirements of § 17.84.020 of the Code, is in compliance with Title 17 of the Code, and minimizes potential adverse impact of the conditional use on adjacent properties and traffic flow?

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c. Building location height and setbacks	• Existing structure: 18'; Mobile vendor: ~10'
d. Off-street parking and loading areas	• Parking: N/A; Loading: rear of lot off alleyway;
e. Points of ingress & egress	• Vehicle access: will mainly be at rear of lot. Some vehicles likely to short-cut at U-Haul entry.
f. Service and refuse areas	• Southeast corner of lot.
g. Signs and lighting	• Signage requires permit. Lights to be dark-sky.
h. Fencing, landscaping, and screening	• No screening is proposed.
i. Compliance with performance standards	• Applicant agrees to comply with performance standards.
j. Anticipated utility requirements	• Adequate services are available.

Note, though no screening is proposed, P&Z and Council did require Down Valley Brewing to store or screen all auxiliary equipment incidental to the use of the food truck. The same condition has been added to the resolution. Otherwise, Staff does not have further concerns with compliance to section 17.84.020 or Title 17.

4) Is the proposal consistent with the comprehensive plan?

A central objective of New Castle's Downtown Plan is to foster a civic environment that promotes small town ambiance and economic vitality, dubbing it the "heart and soul of the community" (Comprehensive Plan, pg. 9). Restaurants have long filled a social niche for communities, especially city centers. Though New Castle has lost a couple of brick-and-mortar restaurants over the years, restaurants of the mobile variety have the potential to revitalize this invaluable aspect of Town.

One important aspect of mobile food trucks is the lower operational cost. In an era of higher construction costs, labor costs, and higher inflation in general, the adaptability of these businesses

EXHIBIT A

often make them better suited for such economic times. Additionally, since the vendors are not permanent, a diversity of food opportunities is potentially available to the community over time.

It is also important for the Commissioners to be mindful that mobile vendors, to some extent, compete with our valued brick-and-mortar operations. A saturation of mobile vendors in any one area could adversely impact traditional restaurant establishments. Done well, Staff feels mobile vendors will function symbiotically with the other restaurants. In other words, more food options generate more downtown activity which improves traffic for other businesses which in turn supports existing restaurants in a virtuous circle.

5) *Does the proposal show that the Town has the capacity to serve the proposed use with fire and police protection and is not required to provide water or sewer service.*

The site plan was reviewed and discussed with the fire marshal. Public Works does not anticipate any change to water and sewer service.

III. *Staff Recommendations:*

Staff recommends approval of Resolution PZ #2025-3 with the following conditions:

- A. Development of the Property shall be consistent with the site plan shown on Exhibit A to this Resolution and as may be revised by the Town Council. No more than two mobile food vendors will be permitted on the Property and only within the allowable parking location as depicted on Exhibit A. Other types of mobile vendors are not authorized to operate under this conditional use permit.
- B. Applicant shall provide and comply with a schedule for daily hours of operation of the mobile food vendors, which schedule will be reviewed and approved by Town Council.
- C. The bathroom facilities of the existing building shall be made available to food truck/trailer employees during all hours of operation per the requirements of Garfield County Public Health and Human Services. Toilets shall not be available to patrons.
- D. Any auxiliary equipment, materials, or supplies necessary for the function of any mobile food vendors shall be stored out of site or otherwise screened from public view by means of fencing, landscape ornamentation, or other approved means of concealment. Within six months after the issuance of the conditional use certificate, Staff shall inspect the visual impacts of the food truck(s). Any concerns not resolved within 30 days of the inspection shall be subject to condition I, below.
- E. A trash receptacle shall be provided and maintained on the southeast corner of the Property.

EHIBIT A

- F. 6. Loading, staging, and supplying of mobile food vendors shall occur either off the south alleyway or Mainstreet (i.e. US 6). Vendors shall refrain from accessing the property from adjacent lots.
- G. The use approved in the Application shall not be conducted until the Town Planner has issued a conditional use certificate. That certificate shall be issued only after the Applicant has entered into an agreement with the Town specifying that all conditions imposed by the Town council will be completed and that the use and improvements will be in accordance with the approved Application site plan and development schedule. The conditional use certificate must be issued within one year of the date of final approval by Town Council, or the application is deemed withdrawn by the Applicant and is of no further force and effect.
- H. No approved conditional use may be altered, structurally enlarged, expanded in parking area or expanded in ground area unless the site plan is amended and approved in accordance with the procedures applicable to approval of a conditional use as set out in § 17.84.070 of the Code.
- I. In the event the Town receives any complaints about the use of the site in violation of the conditional use approval or other Code requirements or observes or becomes aware of any violations of the conditional use approval, the Applicant and/or owner may be summoned before the Town Council in a public meeting to show cause why the permit should not be revoked, suspended, or additional conditions imposed. Such show-cause hearing shall be open to the public and the applicant or owner may present testimony or offer other evidence on its behalf.
- J. Applicant shall comply with all applicable building and municipal code requirements, including the sign code and all accessibility requirements, as well as all performance standards, county licensing, and public health requirements.
- K. Any added exterior lighting will be dark sky compliant pursuant to the Comprehensive Plan Goal EN-4.
- L. All representations of the Applicant in written and verbal presentations submitted to the Town or made at public hearings before the Commission or Town Council shall be considered part of the application and binding on the Applicant.
- M. The Applicant shall reimburse the Town for any and all expenses incurred by the Town regarding the Application, including without limitation all costs incurred by the Town's outside consultants such as legal and engineering costs.

EHIBIT A

IV. Application Exhibits:

- A. Land development application
- B. Agreement to pay consulting fees
- C. Applicant packet
- D. Signed Performance Standards
- E. Public Notice
- F. Property Owners Within 250 Feet
- G. Notarized Affidavit of Public Notice

EXHIBIT B



Planning Department
 (970) 984-2311
 Email:
 psmith@newcastlecolorado.org

Town of New Castle
 PO Box 90
 450 W. Main Street
 New Castle, CO 81647

LAND DEVELOPMENT APPLICATION

Note: All land use applications must be filed with the Town Clerk. Please consult the Town Planner for codes specific to the Land Development Application. All application materials are subject to the Colorado Open Records Act (CORA), C.R.S. §24-72-201 to 207.

Applicant: Moo LLC	
Address: 417 Allison Lane Basalt, CO 81621	Phone: 9707738814 E-mail: rockymtnmoo@gmail.com
Property Owner: Moo LLC	
Address: 417 Allison Lane Basalt, CO 81621	Phone: 9707738814 E-mail: rockymtnmoo@gmail.com
Contact Person: Rachel Houchin	
Address: 417 Allison Lane Basalt, CO 81621	Phone: 9707738814 E-mail: rockymtnmoo@gmail.com
Property Location/Address: 677 W Main Street, New Castle, CO 81647	
Legal Description: Lot: 1, 2 & THE E1/2 OF LOT 3	Acres: ~0.41
Existing Zone (e.g., Residential R-1, Commercial C-1): C-1	Existing Land Use: Storage

TYPE(S) OF LAND USE(S) REQUESTED

- | | |
|--|---|
| <input type="checkbox"/> Pre-Annexation Agreement
<input type="checkbox"/> Annexation
<input type="checkbox"/> Subdivision (including Minor and Major Subdivisions, Lot Splits, Sketch Plans, Subdivision Preliminary Plans, Subdivision Final Plans, & Condominiumizations)
<input type="checkbox"/> Amended Plat
<input type="checkbox"/> Planned Unit Development (including PUD Sketch Plans, Preliminary PUD Development Plans, PUD Master Plans and Final PUD Development Plans)
<input type="checkbox"/> Master Plan Amendment | <input checked="" type="checkbox"/> Conditional Use Permit or Special Review Use Permit
<input type="checkbox"/> Lot Line Adjustment or Dissolution
<input type="checkbox"/> Site Specific Development Plan/Vested Rights
<input type="checkbox"/> Variance
<input type="checkbox"/> Zoning
<input type="checkbox"/> Zoning Amendment
<input type="checkbox"/> Re-zoning
<input type="checkbox"/> Watershed Permit |
|--|---|

<i>Rachel Houchin</i>	7/7/25
Applicant Signature	Date



AGREEMENT TO PAY CONSULTING AND ADMINISTRATIVE COSTS

Pursuant to municipal code section 16.08.070, for any land use application, the applicant shall pay all costs incurred by the town for the preparation of plats, plans, other required data and documents, recording fees, publication costs, legal and engineering review and advice, planning review and advice, inspections and all other out-of-pocket costs incurred by the town in connection with the land use application. In the case of withdrawal or denial of a land use application, the applicant shall be responsible for all costs actually incurred by the town in connection with such application regardless of the state of the review process at which the application is withdrawn or denied.

To secure payment of costs incurred by the town, the owner of the land proposed for development (and the applicant, if different) shall be required to sign the following agreement:

By signing below, the applicant and property owner hereby agree to reimburse the Town the actual costs to the Town for engineering, planning, surveying, legal services, and all other costs incurred by the Town in connection with the review and approval of the land use application. I also agree to reimburse the Town for the cost of making any correction or additions to the master copy of the official Town map and for any fees for recording any plats and accompanying documents with the County Clerk and Recorder of Garfield County. I agree that interest shall be imposed at the rate of 1.5% per month on all balances not paid within thirty (30) days of a statement. In the event the Town pursues collection of any amounts due and unpaid, the Town shall be entitled to collect attorney's fees and costs. In addition to all other remedies allowable by law, I agree that in the event any amounts remain due and unpaid for sixty (60) days the Town shall have the power and authority to certify such amounts, plus a ten percent penalty, to Garfield County to be imposed as a tax lien against the real property subject to the development application.

SO AGREED this 7 day of July, 20 .

Rachel Houchin
Applicant (Print Name)

9707738814
Telephone Number

rockymtnmoo@gmail.com
Email

Moo LLC
Property Owner

Owner
Relationship of Owner to Applicant

Relationship of Owner to Applicant

Rachel Houchin
Signature of Applicant

417 Allison Lane, Basalt, CO 81621
Mailing Address of Applicant

rockymtnmoo@gmail.com
Email Address of Applicant

Rachel Houchin
Signature of Property Owner

417 Allison Lane, Basalt, CO 81621
Owner Mailing Address

Type of application: Conditional Use Permit

Property description: Lots 1,2 and E 1/2 of Lot 3, Block 14, Town of New Castle

Moo LLC - Conditional Use Permit

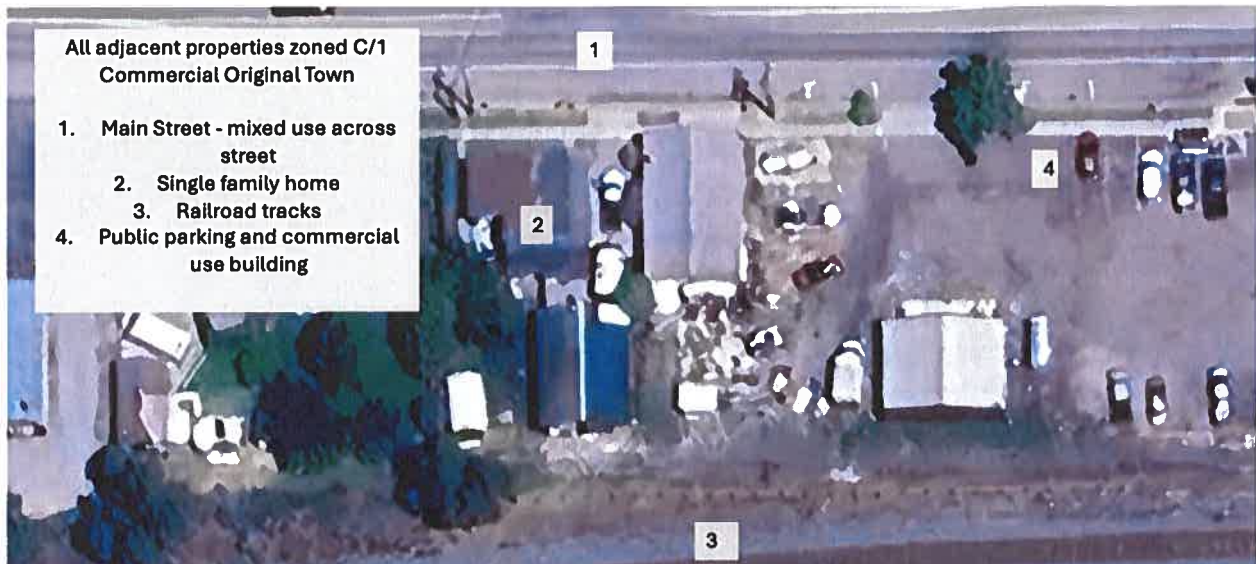
Purpose: Moo LLC is seeking approval for a conditional use permit to establish a designated food truck pad on the east side of our property, just two blocks from Colorado Drifters. Our goal is to host up to two food trucks at a time to bring diverse, high-quality food options to the neighborhood, support small mobile food vendors, and enhance the experience of those visiting our space.

We are proud to be a part of this community and believe that adding food truck options will contribute positively to the area's culinary offerings and atmosphere, while aligning with our mission to create a welcoming and engaging destination.

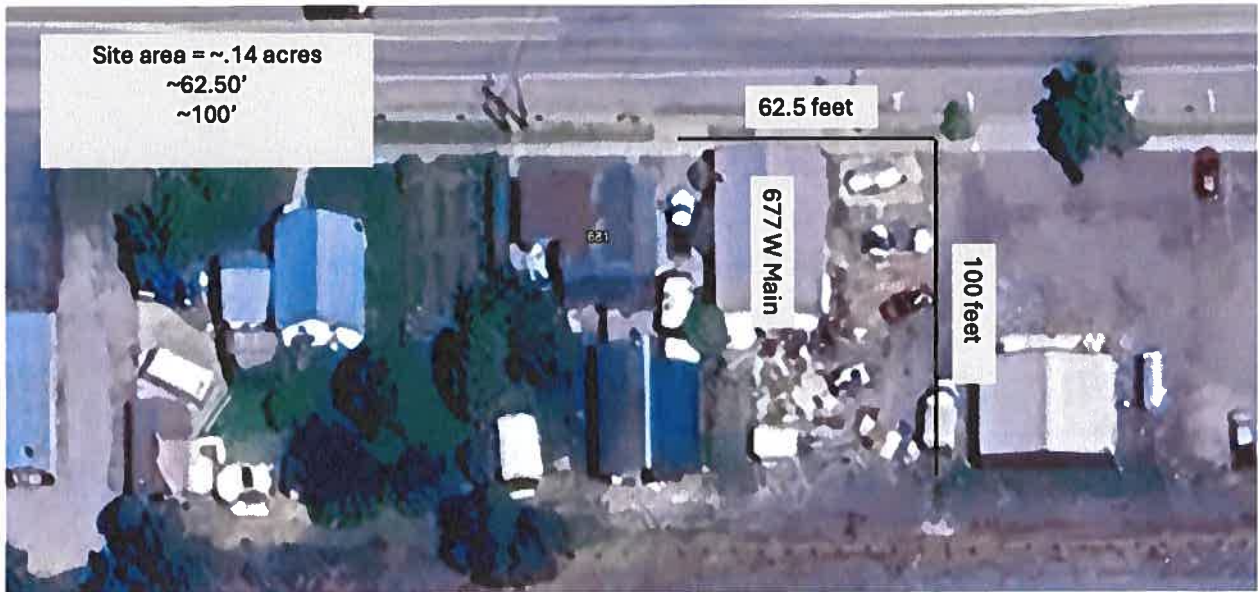
Below is a copy of the municipal code and required sections for application. Referencing: New Castle Municipal Code Section 17.84

https://library.municode.com/co/new_castle/codes/code_of_ordinances?nodeId=TIT17ZO_CH17.84COUS_17.84.010PU

1. A complete site plan illustrating:
 - a. Adjacent land uses and location of adjacent structures



2. Boundary and size of site Boundaries and Site Image
 - a. Boundary North- W Main Street
 - b. Boundary East- U-Haul commercial building and public parking
 - c. Boundary South- Alleyway separating building and railroad tracks
 - d. Boundary West- Single Family home



3. Building location, height and setbacks

- a. Building Location: Lots 1,2 and E ½ of Lot 3, Block 14, Town of New Castle, County of Garfield
- b. Height: ~18 feet
- c. Setbacks and site image



1. Food Truck Operations: Location, Definition, Hours & Loading Areas
 - i. Food trucks will remain entirely on private commercial property
 - b. There will be no disruption to New Castle public spaces or town operations.
 - ii. We plan to host no more than two food trucks at a time.
 - iii. All participating food trucks will undergo a strict screening process to ensure they meet high standards of cleanliness, professionalism, and a shared commitment to maintaining a tidy, well-kept area. This includes experience in mobile food service and a willingness to align with our expectations for site presentation and community interaction.
 - iv. Posted operating hours clearly on each truck will be a requirement - to ensure consistency and reliability for customers and the community.
 - v. All loading and unloading will take place on our private land
2. Off-street parking
 - i. Off-street parking – there is no current plan for off-street parking
3. Points of ingress & egress
 - i. Only owners and employees of the food truck will have access to the building (solely for use of the bathroom). There will be no access allowed to customers.
 1. Food truck owners and employees can access by the back door, which is on the south side of the building (towards the alley).
4. Service and refuse areas
 - i. Refuse will be placed on the Southeast corner of site and pickup is in same location.
5. Signs and exterior lighting
 - i. Description and site image of current signs and exterior lighting
 1. Signs isolated to food trucks. Food trucks to have own lighting
 2. Small existing lighting on building above front door (shown in photo) and above back entrance door.

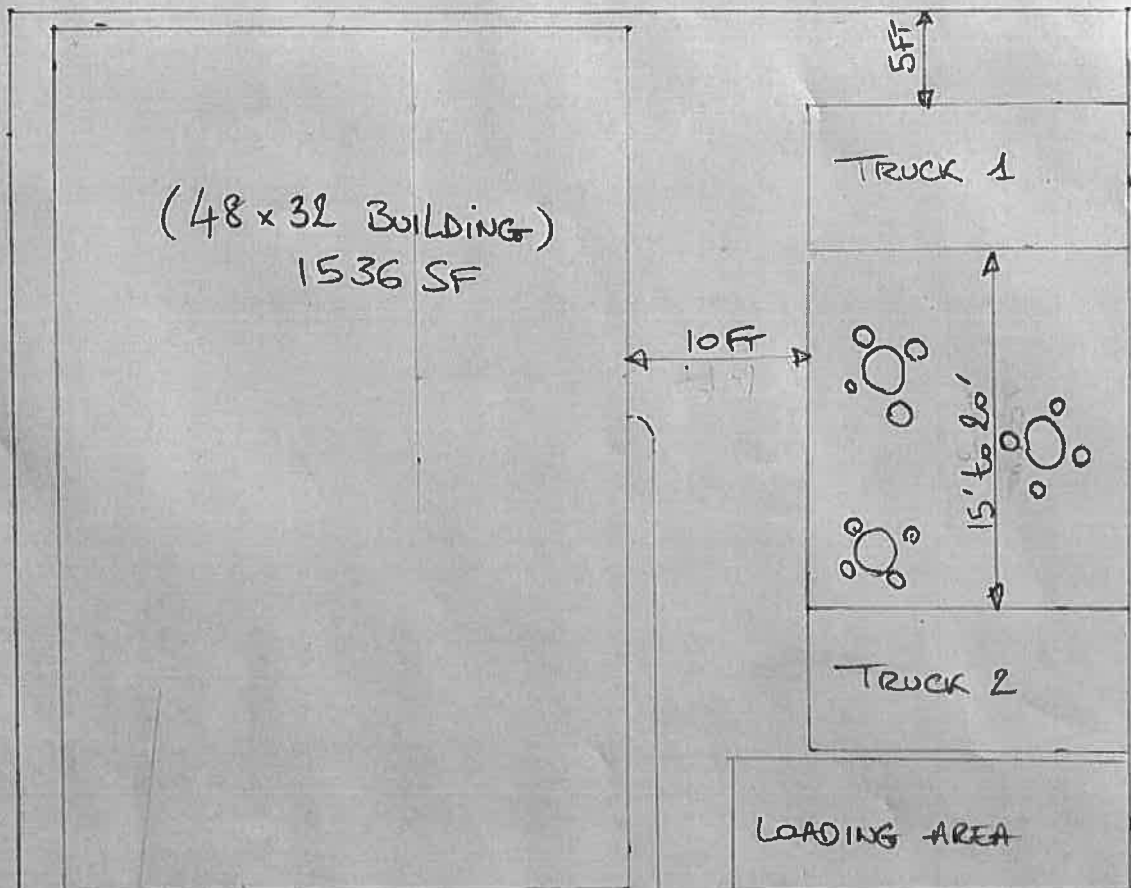


6. Fencing, landscaping and screening
 - i. The front has already been significantly improved. There is now usable space that customers and employees can travel and continue to be well-kept.
7. Compliance with performance standards
 - i. We will adhere to all city, state, and federal codes and ordinances and will continue to do so.
 - ii. We will also require that the food trucks adhere to all codes and ordinances.
8. Anticipated utility requirements
 - i. Electricity:
 1. What is Drifters allowed?
 2. Generators will not be allowed
 - ii. Water:
 1. All food trucks must have their own clean water tanks and storage
 2. We will allow for refill from a spigot between services
 - a. They will not be allowed a continuous hookup, just refill access
 3. Greywater & Waste:
 - a. Trucks have holding tanks for wastewater, which they will be required to dispose of off-site.
2. Time schedule for development:
 1. We aim to provide services as soon as feasibly possible, as we would like to give the food trucks the option to begin operating during the busier summer season. The location is ready to receive food trucks currently.
3. Other information:

1. While there are brick-and-mortar restaurants in town, they are not consistently open or convenient for quick, spontaneous meals. We believe the addition of two food trucks will provide a reliable, accessible option for a quick bite — especially given the proximity to one of the busiest intersections in New Castle.
2. As active professionals in the food industry through our catering business, we bring firsthand experience and a strong understanding of quality, operations, and customer expectations. With that in mind, we plan to implement a selective and structured application process for participating food trucks. This will ensure that all vendors meet high standards in food safety, cleanliness, customer service, and overall presentation.
3. Each food truck will be expected to maintain consistent operating hours, helping to build customer trust and ensure reliability for local residents and visitors alike. Maintaining a clean, aesthetically pleasing space will also be a priority, contributing positively to the surrounding environment.
4. This model has proven successful in nearby communities — for example, the consistently operating Mexican food truck near Woody Creek Distillery in Basalt, or the well-maintained and popular food truck options in Glenwood Springs. The locations in Rifle and Silt are so popular that these locations even have waitlists due to high demand!



5. We believe that allowing a limited number of well-vetted food trucks in New Castle will enhance the town's food offerings, support local entrepreneurship, and bring vibrancy to a key location — all while maintaining quality, consistency, and visual appeal.



(48 x 32 BUILDING)
1536 SF

TRUCK 1

5 FT

10 FT

15' to 20'

TRUCK 2

LOADING AREA

FUTURE
GREASE
INTERCEPTOR

(62.5 FT x 100 FT LOT)

SEWER

PROPERTY LINE

Refuse
Area

Paul Smith

From: Rachel Houchin <rhouchinrachel@gmail.com>
Sent: Wednesday, July 30, 2025 7:19 PM
To: Paul Smith
Cc: Remi Bordelon; Jerome Trappier
Subject: Re: Food Truck Land Development Application - 677 W Main
Attachments: Privacy plan divider 1.jpeg; Seating Example 6.jpg; Seating Example 3.jpg; Revised siteplan 7.30.25.jpeg; Performance Standards, signed.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Paul - please see all notes below in red.

On Wed, Jul 30, 2025 at 9:46 AM Paul Smith <psmith@newcastlecolorado.org> wrote:

Hi Rachel,

I've provided a list of items for clarification:

1. NC does not have the best track record with food trucks. What type of management will you provide that guarantees the reliability of these businesses? Sort of an open-ended question, but it will be helpful that you are aware of what PZ and Council are thinking when you meet. To ensure the reliability and quality of the food truck operations on the property, we will implement the following management practices:

Vendor Screening & Agreements: All food truck operators will be required to sign a use agreement outlining expectations regarding cleanliness, conduct, hours of operation, and adherence to local health and safety regulations. We will prioritize working with vendors who are already licensed and in good standing with the county health department.

Regular Communication: We will maintain direct communication with all participating vendors to ensure schedules are honored and any issues are addressed promptly.

On-Site Oversight: A designated site manager (either myself or Jerome) will routinely check in on operations during active hours to ensure trucks are present, operating responsibly, and following all agreed-upon terms. We plan to be present at the building relatively frequently, therefore operations will be easily monitored.

Accountability Measures: Any vendor failing to meet expectations or missing scheduled appearances without sufficient notice will risk losing access to the site. We will maintain a waitlist of other interested vendors to ensure continuity and consistency.

Community Standards: We are committed to ensuring the space remains clean, safe, and welcoming.

1. The CUP will only apply to mobile "food" vendors. No other mobile vendors will be allowed. **Yes, noted**
2. Explain how outdoor seating area will be managed - kept cleaned, trash dumped (like we discussed on the phone). Each food truck is required to have their own hand washing station. Between any change in duty (such as handling food, to cleaning tables, to taking orders/handling payment), employees are required to wash their hands (this is routine, standard practice). Each food truck will be responsible for collecting all the trash, keeping the area clean and sanitizing tables. Each food truck is also required to have their own sanitizer. Which can be used to keep the table area clean. This will be outlined in the agreement that we have with each food vendor.
3. We will need hours of operation provided. You will not need precise hours at this point, but they will want to know whether it is open early or late and how deliveries will be handled. **Noted. We will require specific hours of operation for each food truck. Each food truck will be responsible for handling their own deliveries (someone will need to be on site).**
4. Alcohol will not be served? It will not be served.
5. Will the rear alley be used: deliveries, trash, parking, etc.? If so, we will need to reach out to neighbors to get the alley cleared. **Yes, the rear alley will be used for deliveries, trash and potential parking.**
6. Provide examples or renderings of how the trucks/trailers/sitting area will appear to the public. Screening will be important towards main street. This will be an important aspect for P&Z's review. **See ideas attached. They are not definitive, but we would like a small seating area, with some shade provided between the two trucks. Screening wise - we were thinking of either potted plants (such as in the attached photo) or a fence.**
7. Sign the performance standards (see attachment), attached
8. If you plan to provide seating outdoors, show locations on site plan. **It will be inbetween the two food trucks. See attached revised plan.**
9. There will not be port-a-potties onsite. **Noted.**
10. There will not be outdoor concerts or events on the property because of bathroom limitations and zoning requirements. **Correct.**
11. Trucks will be self-contained. Any grease will be hauled-off, correct? **For the time being, yes. Until we have the grease trap installed, where we can then reconsider.**
12. Trucks shall comply with dark-sky and sign code requirements. **Noted.**
13. Council will likely want a 1-year anniversary review to comment on the status of the businesses. This was what you observed with Drifters. **That is fine.**

Answers to your questions from the previous email:

- No additional street lighting will be provided. Street lighting on US6 I believe is managed by CDOT.
- Provisions for electrical access were not included with their approval. Any accessory equipment needs to be hidden from view. If there is a generator it needs to comply with the noise statutes.

Get back to us as soon as you can about the alley use. It may take a little time to get the neighbors on board!

Thank you,

Paul Smith

Town Planner/Inspector

psmith@newcastlecolorado.org

(970) 984-2311 #108

Best,

Rachel and Jerome



From: Rachel Houchin <rhouchinrachel@gmail.com>

Sent: Monday, July 7, 2025 11:35 AM

To: Paul Smith <psmith@newcastlecolorado.org>

Cc: Remi Bordelon <rbordelon@newcastlecolorado.org>; Jerome Trappier <Diefamily@yahoo.com>

Subject: Food Truck Land Development Application - 677 W Main

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Paul,

Thank you again for taking the time to meet with us the other day — we truly appreciate your guidance.

As discussed, please find attached our completed Food Truck Land Development Application. We based it on the materials and examples you shared with us and have done our best to include all relevant information. Please don't hesitate to reach out if anything further is needed or if you have any questions.

We do have a couple of follow-up questions:

1. **Lighting** – From what we can tell, there doesn't appear to be any city-provided street lighting near our building. Can you confirm if that's correct?
2. **Electricity Access** – Do you know what kind of electrical capacity Drifters was approved for with their two proposed food trucks? We didn't see specific details in the application you showed us.

Thanks again, and we look forward to hearing from you.

SCHEDULE A (continued)

LEGAL DESCRIPTION

The Land referred to herein is located in the County of Garfield, State of Colorado, and described as follows:

Lots 1, 2, and the East 1/2 of lot 3,
Block 14,
TOWN OF NEW CASTLE

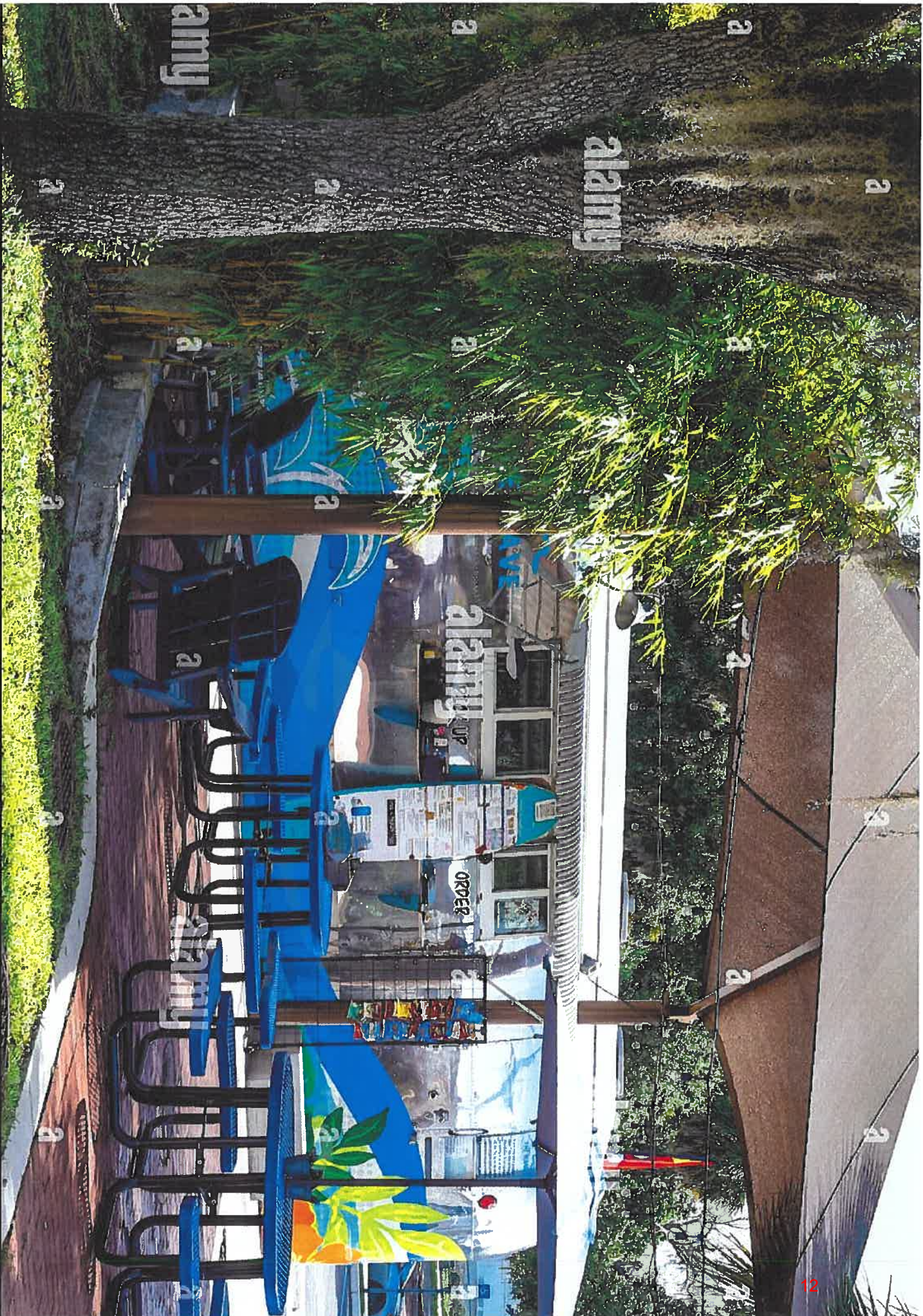
For each policy to be issued as identified in Schedule A, Item 2, the Company shall not be liable under this commitment until it receives a specific designation of a Proposed Insured, and has revised this commitment identifying that Proposed Insured by name. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Westcor Land Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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Town of New Castle
450 W. Main Street
PO Box 90
New Castle, CO 81647

Building & Planning
Department
Phone: (970) 984-2311
Fax: (970) 984-2716

www.newcastlecolorado.org

PERFORMANCE STANDARDS

I, Rachel Houchin, ON THIS DATE 7/31/25 agree to abide by the following PERFORMANCE STANDARDS:

Performance Standards

- (A) Smoke. No use shall be permitted in any district unless it conforms to the standards established by the Colorado Department of Public Health's rules and regulations pertaining to emission of smoke.
- (B) Particulate Matter. No operation shall be conducted unless it conforms to the standards established by the Colorado Department of Public Health's rules and regulations pertaining to emission of particulate matter.
- (C) Dust, Odor, Gas, Fumes, Glare or Vibration. No operation shall be conducted unless it conforms to the standards established by the Colorado Department of Public Health's rules and regulations pertaining to emission of dust, odor, gas, fumes, glare or vibration.
- (D) Radiation Hazards and Electrical Disturbances. No operation shall be conducted unless it conforms to the standards established by the Colorado Department of Public Health's rules and regulations pertaining to radiation control.
- (E) Noise. No operation shall be conducted unless it conforms to the standards established by the Colorado Department of Public Health's rules and regulations pertaining to noise.
- (F) Water Pollution. No operation shall be conducted unless it conforms to the standards established by the Colorado Department of Public Health's rules and regulations pertaining to water pollution.

Source: Ord. 261, Sec. 15.04.090, 1983

Rachel Houchin

NOTICE OF PUBLIC HEARING

Town of New Castle

Virtual Meetings are subject to internet and technical capabilities.

To join by computer, smart phone or tablet:
<https://us02web.zoom.us/j/7096588400>

If you prefer to telephone in:
Please call: 1-346-248-7799
Meeting ID: 709 658 8400

Follow the prompts as directed. Be sure to set your phone to mute until called on.

Date: September 24, 2025

Time: 7:00 PM

Place of meeting: 450 W Main St.
Town Hall, New Castle, CO

Brief description of meeting: Presentation of Conditional Use Permit application for up to two (2) food trucks operating on commercial lot downtown.

Legal description: Lots 1, 2, and the East ½ of lot 3, Block 14, Town of New Castle

Common address: 677 W Main Street, New Castle, CO 81647

Applicant: Moo, LLC (Rachel Houchin)

Landowner: Moo, LLC

The complete application is available at the Town Clerk's office at 450 West Main Street, P.O. Box 90, New Castle, CO 81647. All interested persons are invited to appear and state their views, protests, or objections. If you cannot appear personally at such hearing, then you are urged to state your views by letter.

Garfield County, CO

Property Results

22 Results

[Click to Show Photos](#)

Account Number ↕	Owner ↕	Property Address ↕	City ↕	Map
R009969	NEW CASTLE, TOWN OF	0	NEW CASTLE	Map
R380001	GLIDDEN HARMONY LLC	681 W MAIN ST	NEW CASTLE	Map
R380049	RAPP, CONSTANCE A.	742 W MAIN ST	NEW CASTLE	Map
R380099	SHOCKLEY, AARON & SHOCKLEY, MEAGAN & COL	600 W MAIN ST	NEW CASTLE	Map
R380104	CARTWRIGHT, ADAM H	620 W MAIN ST	NEW CASTLE	Map
R380126	MCFARLAND, RONALD P & LINDA G	721 W MAIN ST	NEW CASTLE	Map
R380133	RIEGER, MICHAEL THOMAS & JOHANN G & SHAR	732 W MAIN ST	NEW CASTLE	Map
R380136	BOLAND, WHITNEY M & SALO, ANDREW W	111 N 6TH ST	NEW CASTLE	Map
R380179	SHRULL, JAMES O & SAMANTHA J	644 W MAIN ST	NEW CASTLE	Map
R380183	MALLOY, TODD F	562 W MAIN ST #A	NEW CASTLE	Map
R380215	WARD, CHARLSEY J	640 W MAIN ST	NEW CASTLE	Map
R380218	SMYTHE, RYAN C & BRANDI	129 N 6TH ST	NEW CASTLE	Map
R380279	MOO LLC	677 W MAIN ST	NEW CASTLE	Map
R380282	FAMILY MATTERS LLC	589 W MAIN ST	NEW CASTLE	Map
R380325	JOANNAS DILEMMA LLC	731 W MAIN ST	NEW CASTLE	Map
R380328	NEW CASTLE, TOWN OF (SEWAGE PLANT)	202 KAMM AVE	NEW CASTLE	Map
R380336	NEW CASTLE, TOWN OF	0 W MAIN ST	NEW CASTLE	Map
R380353	CRUZ HERRERA, MARGARET MONGE & MARCOS	111 N 7TH ST	NEW CASTLE	Map
R380381	VAN GORP, EMILY ANN	702 W MAIN ST	NEW CASTLE	Map
R380634	RITTNER, ROBERT L	720 W MAIN ST	NEW CASTLE	Map
R380636	NEW CASTLE, TOWN OF	667 W MAIN ST	NEW CASTLE	Map
R380825	RUIZ, IGNACIO	136 N 7TH ST	NEW CASTLE	Map

The Garfield County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. Data is subject to constant change and its accuracy and completeness cannot be guaranteed.
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 Last Data Upload: 7/31/2025, 12:07:53 AM

[Contact Us](#)



