

**New Castle Town Council Regular Meeting  
Tuesday, November 21, 2023, 7:00 PM**

**Call to Order**

Mayor Pro Tem Hazelton called the meeting to order at 7:00 p.m.

**Pledge of Allegiance**

**Roll Call**

Present	Councilor Carey (Attended by ZOOM)
	Mayor Pro Tem Hazelton
	Councilor Leland
	Councilor Copeland
Absent	Councilor G Riddile
	Mayor A Riddile
	Councilor Mariscal

Also present at the meeting were Town Administrator Dave Reynolds, Town Clerk Mindy Andis, Town Treasurer Viktoriya Ehlers, Administrative Assistant Rochelle Firth, Assistant Town Attorney Haley Carmer, and members of the public.

**MOTION: Mayor Pro Tem made a motion to approve Councilor Graham Riddile, Mayor Art Riddile and Councilor Mariscal absence. Councilor Leland seconded the motion and it passed unanimously.**

**Meeting Notice**

Clerk Andis verified that her office gave notice of the meeting in accordance with resolution TC 2023-1.

**Conflicts of Interest**

There were no conflicts of interest.

**Agenda Changes**

There were no agenda changes.

**Citizen Comments on Items not on the Agenda**

There were no citizen comments.

**Consultant Reports**

Consultant Attorney –present for agenda items only.  
Consultant Engineer – not present.

## **Items for Consideration**

### **Recognition Denise Scheberle – Climate and Environment Commission (CEC) Chair**

Administrator Dave Reynolds welcomed Denise Scheberle and thanked her for her time as the CEC Chairperson for many years. Administrator Reynolds said she was instrumental in reinvigorating the Climate Action Advisory Commission (CAAC), gathering a group of volunteers to serve as commissioners. She became the chair and presided over the following: writing a new strategic plan and transitioning to the current CEC, educating the community about fire prevention during a high fire danger year, hosting Earth Day events each year, planting pollinator-attracting flowers in parks, distributing educational material about pollinators, exploring possibilities for EV charging stations, encouraging recycling and composting, and the list goes on. Councilor Leland said as the council representative to the CEC he watched Ms. Scheberle do everything and was very appreciative of all her hard work for the commission. Ms. Scheberle said it was a privilege and an honor to be able to serve her community. The council thanked her for her time and service and for her volunteer work.

### **Staff Introductions – Officer Jessica Shaffer & Lieutenant Stu Curry**

Administrator Reynolds formally introduced the newest additions to the New Castle Team. He said Police Officer Jessica Shaffer is a local resident who joined our team in September. Jessica has completed her Field Training and is now serving as a fully qualified Patrol Officer. New Castle staff is excited to have Jessica as part of our growing team, and we look forward to what Jessica has to offer our residents as she settles in her new role with the Town of New Castle.

Administrator Reynolds introduced Police Officer Stewart Curry (Stu) is also a local resident and has been proudly serving the town for several years as a reserve officer and advisor. Stu has served the Town of Basalt and Colorado Mountain College and is looking forward to now serving his home community in an even more substantial way. Staff is very excited to have Stewart Curry joining our team as a full time Police Lieutenant.

Town Clerk Mindy Andis administered the Oath of Office to Lieutenant Curry.

The council welcomed both Officer Shaffer and Lieutenant Curry to the Town of New Castle.

### **Mind Springs/Detox Update**

Administrator Reynolds introduced Debbie Wilde and Traci Harris to update the council regarding the status of the Detox Center which is currently under construction located in Glenwood Springs.

Debbie has been working with Mind Springs Health to fill a need in our region by building a *Social Setting Withdrawal Management Center or Detox Center* which is designed to provide immediate professional care for those suffering from drug and alcohol intoxication while also providing a longer-term pathway to substance addiction relief. Currently,

whenever people are detained by Police for alcohol or drug related intoxication, they are transported to either of the two area hospitals. These hospitals have limited capacity to properly treat the patient in a way that might have lasting effects. Having a regional Detox Center allows those with addiction issues to be seen for not only their immediate issues but also receive a more extended treatment which is designed to move the patient toward longer term relief.

Ms. Wilde has gathered support from communities from Carbondale to Parachute as well as Garfield County, Valley View Hospital, and Grand River Hospital, who have all pledged to provide financial assistance to help cover the operational cost shortfalls as well as provide town representation on a Detox Center Advisory Board. As with many projects of late, the original plans for construction and management have seen changes, setbacks, cost increases and delays. With that said, the project is under construction and does have a current completion target of late spring 2024. Ms. Wilde and Ms. Harris will update the Town Council on the changes that have occurred in the type of facility being built; it has been upgraded from a Social Setting Detox Center to a Medical Setting Detox Center. She will also update the Council on the current construction budget deficit, and options that are being discussed to help fill the financial gaps.

Ms. Traci Harris reviewed the power point presentation which is (Exhibit A to these minutes).

Councilor Carey asked if the staffing would be 75 percent male and 25 percent female and having the medical ability would allow for better flexibility between the medical need and the non-medical need. Ms. Harris said yes.

Councilor Leland asked how the committee is coming along and working since the town does have a representative on the committee. Ms. Harris said it is going well. The committee is meeting every month and at some the meetings would do onsite walk through to show the progress of the facility. Ms. Wilde said the committee has been fantastic and has been a great way to keep communications open. The timing has been all about the construction of the facility and goals have been focused on the construction.

Administrator Reynolds asked since there is a deficit in the construction budget of \$460,000.00 how are you going to raise the money and will the deficit affect the opening of the facility. Ms. Harris said the deficit doesn't affect the opening of the facility.

Councilor Copeland asked if there is an actual budget for financials which could be shared with council. Mr. Harris said yes, she would send it over to Administrator Reynolds.

### **Discussion: Rolling Fork Food Truck**

Administrator Reynolds said Aaron Shockley, owner of the Rolling Fork Food Truck would like to present ideas concerning the use of food trucks in Downtown New Castle. More specifically Mr. Shockley would like to explore the idea of acquiring the town owned property at the corner of 6<sup>th</sup> and Main Street and developing it for uses related to his food truck business.

Mr. Shockley submitted sketch drawings (Exhibit B to these minutes) as a conceptual idea of possible uses for the property. The drawings provided are conceptual only and may not accurately show the proposed siding materials and colors. Mr. Shockley noted that the siding he has in mind would be a rustic look with repurposed wood and corrugated steel.

Mr. Shockley said his business has experienced a lot of growth in the last couple of years and the space they are currently leasing has become too small and is looking at how he can expand his business and at the same time possibly help other food trucks. He has an investment team that is actively looking for commercial property to purchase. The goal is to create a facility where they can house the food trucks inside and have a commissary kitchen that could be leased out to other food trucks and vendors. It would be similar to what Garfield County does with the fairgrounds. The main goal is to establish a home base for the catering business, but also have the opportunity to grow into having other food trucks park and be able to serve food in a safe environment. Having a place for other food trucks would insure they have the proper state, county and town licensing to operate a food truck. It would also allow for safe food preparation and a good atmosphere for the community to try different types of foods.

Mr. Shockley said he is interested in purchasing or leasing the vacant lot at the corner of 6<sup>th</sup> Street and Main Street from the town. He would like to build his business in town. He explained the building would be similar to Hogback Pizza. With repurposed wood corrugated metals, an old train station style building. He really wants to build something that would fit into the style of New Castle history. He has looked up and down the valley, but really wants to be in New Castle. The goal is to have the food truck court operating by 2025.

Mayor Pro Tem Hazelton asked about the apartment which is in the drawing. Mr. Shockley said when he drew up the plan it was with everything he wanted and with the housing market be tough here. The apartment would be another source of income and possible for an employee. Councilor Leland said the second-floor housing is part of the Master Plan for downtown.

Councilor Carey said she appreciates the idea of having a commercial kitchen and a place for food trucks to come.

Mayor Pro Tem Hazelton stated some concerns regarding parking and entrance and exits to the property. The idea is great and is something that is needed in the downtown. He said he wants to push towards having food trucks done right and being part of the community.

### **Consider Grants to Outside Agencies**

Administrator Reynolds said that Administrative Assistant Rochelle Firth was in attendance. He said she was the person who worked on the grants to outside agencies. He said that she had reached out to various organizations that had applied for the town's

grant program previously. He invited Admin. Asst. Firth to review the staff recommendations for the council.

Admin. Asst Firth greeted the council. She said that each year the town distributed \$16k to organizations that support the residents of New Castle. The grants were done in two rounds, one in late spring, and one in late fall.

Admin. Asst Firth said there were seven non-profits that requested funding, and there were no new applicants, and that all of them received funding from other entities, other than the town.

Councilor Carey said the Access Afterschool would like to see more grant money being awarded to them. The organization is based out of New Castle, and it affects two municipalities and there is a lot of interest at the middle to school to make the program bigger. She also asked moving forward to keep in mind the type of organization and how local the program or organization is.

Mayor Pro Tem Hazleton said before the next grant cycle to have the organizations who are asking for grants come before council and give a presentation and an update.

**Council directed staff to move forward with staff's recommendations.**

Recess the Town Council Meeting, Convene as the Board of Zoning Adjustment

**MOTION: Councilor Leland made a motion to recess the Town Council meeting and to convene as the Board of Zoning Adjustment. Mayor Pro Tem Hazelton seconded the motion and it passed unanimously.**

**Consider Inclusion of Microbrewery as a Permitted Use in the C-1 Zone District**

Administrator Reynolds said staff is asking for direction for the proper application of an unlisted use in the C-1 Zoning District, specifically the general inclusion of Brewing Businesses as a *Permitted Use*.

Current zoning along the Main Street corridor / C-1 Zoning District includes a list of Permitted Uses, Conditional Uses, and Nonpermitted Uses. Any use that is not specifically listed is eligible for consideration under the Conditional Use application and review process.

In the case of an *unlisted use* that may be similar to other permitted uses, or in the case where a business owner wishes to seek clarity on the proper application of an *unlisted use*, Town Council may convene as the Board of Adjustment and consider the proper application of a questioned *unlisted use*. In this case, the Board of Adjustment is being asked to rule on the *unlisted use* of *Brewing Businesses* in the C-1 District. (See *Municipal Code Sec 17.12.020 (C) Powers*).

The Board of Adjustment will be asked to consider if *Brewing Businesses (unlisted)* might fall somewhere within the Permitted Uses category. For example, the Board may find that *Brewing Businesses* are similar to Retail Establishments and Personal Service Establishments such as Beverage Sales, Restaurants (with or without Bars), and Taverns and therefore allow *Brewing Businesses* as a Permitted Use; or the Board may rule that



*Brewing Businesses* shall remain *unlisted* and continue to be subject to the full *Conditional Use Process*.

During such consideration of *unlisted uses* it is important to note the following:

- If approved, the *unlisted use* (in this case *Brewing Businesses*) will become a Permitted Use throughout the C-1 Zoning District and would not be specific to one particular business or business owner.
- Approving a *Brewing Businesses* as a Permitted Use in C-1 removes the necessity for future *Brewing Businesses* to work through the Conditional Use Process which includes a Public Hearing, and public notice requirements.
- If the Board of Adjustment decides that a *Brewing Business* is not to be named as a Permitted Use, owners of *Brewing Businesses* may continue to use the Conditional Use Process to seek approval for their specific business within the C-1 District.

Attached please find a copy of Municipal Code Section 17.36 C-1 COMMERCIAL DISTRICT which lists the Permitted Uses, Conditional Uses, and Nonpermitted Uses for C-1. (Exhibit C to these minutes).

Joe & Kayla Hemelt owners of Colorado Drifters in New Castle. Mr. Hemelt said he is currently under contract with Mr. Jim Shrull to purchase his property located at 589 West Main Street (Texaco). They will be moving their coffee shop and brewery to the new location. He said there is a new way to brew the beer which is proprietary "smart brewery process". This would allow for the brewing processes to be in a small area. He will turn the current office in the Texaco building into the brewing room. Currently there are three bays in the Texaco building and they will be using all three bays. Two of the bays would operate for their business and the third bay would be a convertible space to be rented out for the community use. In front of the building will be family friendly, an area for kids which will be gated or fenced with toys. There will also be an area for games such as cornhole and fire pits. The back of the building will be cleaned up and used as well. Part of the plan is to have different food trucks on the property at different times.

Councilor Copeland asked what the hours would be. Mr. Hemelt said they would be closing at 9pm, possibly 10pm if there is an event. The business will not be set up as a bar but as a family friendly place.

Councilor Leland asked about the odor since this will be a brewery. Mr. Hemelt said there will not be with the new process of brewing. He said the way beer is made is there's a hot process and a cold process. He would be contracting out for the delivery of "wort" which is made through the hot process. That process is what makes the odor and how he can save space. There would be no spent grains which would need to get rid of or any waste.

Councilor Copeland asked since there is no waste there wouldn't impact the wastewater plant. Mr. Hemelt said no, just rinsing dishes.

Councilor Carey asked what the process would be to allow breweries in the C-1 Zone District and would the process be a delay for Mr. Hemelt. Attorney Haley Carmer said the brewery is a hybrid of a couple different uses. What needs to be considered is the impact of the business and is it similar to what is already permitted. The conditional use process is if the business doesn't fit within what is already permitted uses, then there is the

conditional use process to capture other businesses that are not expressly prohibited or permitted. If the Board of Zoning Adjustments don't feel like brewery is already incorporated enough into a permitted use, the applicant could always apply for a Conditional Use process and get a CUP for the brewery. The other option for the board to consider if they don't feel it's already permitted is to amend the code to add brewery as a permitted use. To change the code would require a public hearing before the planning & zoning commission and coming back to council as an ordinance to amend the code to add it as permitted use. This process is about one-to-two-month process. The benefit of amending the code is there being different layers of breweries in the size of the business. The hard part is to define what a brewery is and what is included.

Mayor Pro Tem Hazelton asked if Mr. Hemelt plans on selling growlers. Mr. Hemelt said yes eventually. Mayor Pro Tem Hazelton said he likes the idea of having the brewery as permitted use because he doesn't want a business owner to go through a process which would not be required in other municipalities. His other concern was the distribution, not for selling of growlers but larger distribution such as truckloads of beer. He would like to see a cap on the distribution without going through the CUP process.

Councilor Leland asked if the liquor licensing process would give the council some control over the brewery businesses. Attorney Carmer said there could be some component of the liquor license if there is some sort of metric which limits the distribution in respect to the liquor license. That is something the land use code could impose.

Councilor Carey asked if brewers are a permitted use under restaurant, would there be clarification on what the permit use is. Having definitions on what a microbrewery could manufacture. Attorney Carmer said yes, with the code amendments could have limitations on brewing.

Councilor Leland asked Mr. Hemelt when he plans on opening. Mr. Hemelt said the plan is to open Drifters in March then, the first beer pour would be June 1, 2024.

The Board of Zoning Adjustment gave the direction to staff to move forward with code amendments to allow for microbreweries in C-1 Zone District.

Adjourn the Board of Zoning Adjustment, Reconvene the Town Council Meeting

**MOTION: Councilor Leland made a motion to adjourn the Board of Zoning Adjustment and to reconvene as the Town Council. Mayor Pro Tem Hazelton seconded the motion and it passed unanimously.**

### **Consent Agenda**

Kum & Go Change of Manager for Liquor License

**MOTION: Councilor Leland made a motion to approve the consent agenda. Councilor Copeland seconded the motion and it passed unanimously.**

### **Staff Reports**

Town Administrator – Administrator Reynolds said he is working with the City of Glenwood Springs on closing out the FMLD grant for the Lova Trail. He said he will be in court on

Tuesday, November 28, 2023, in Rifle in regards to the vicious dog case. Currently the Rifle Animal Shelter is housing one of the dogs ordered by the judge, however the town is paying for the monthly impound fees for the dog. He read a letter to the council from the furniture store owners giving their notice for the address of 667 West Main Street; their last day will be November 30, 2023. They thanked the town for the opportunity given to them to have their business here in New Castle. He said there has been a change with the Chamber of Commerce. Mari Riddile has stepped down as the secretary. There will be a chamber meeting Tuesday, November 28, 2023, to reorganize and he is planning on attending the meeting. Currently the chamber rents an office from the town at the community center. They believe they will not need that space any longer.

Town Clerk – Clerk Andis said she and Deputy Clerk Remi Bordelon attended the first webinar for the April Election. Her office is gearing up to send out business license and dog license renewals for 2024.

Town Treasurer – Treasurer Viktoriya Ehlers said there have not been many changes for the 2024 budget from November 7, 2023, meeting. The major difference is in the general fund from \$31,000.00 to \$80,000.00, due to the Proposition HH not passing, which has improved the revenues by \$42,000.00 in addition she was able to update the sales tax through September 2023. She said on November 17, 2023, one of the officers had hit a deer with one of the patrol vehicles. She did file a report with the insurance company and is waiting for a report from the State Patrol. Mayor Pro Tem Hazelton had asked a while back about the solar billing. She said she and Administrator Reynolds will be working with CLEER regarding the billing.

Town Planner – not present.

Public Works Director – not present.

### **Commission Reports**

Planning & Zoning Commission – didn't meet

Historic Preservation Commission – Councilor Copeland said They had a work session with Attorney McConaughy to reviewed what the commissioner's roles, duty and as well as restricting speaking to the public once an application has been submitted.

Climate and Environment Commission – didn't meet do to no quorum.

Senior Program – didn't meet

RFTA – not present

AGNC – Councilor Hazelton said they took a tour of the ECO Dwelling plant in Rifle. He said the plant will take recycled steel and do the cut outs for a house. They can produce one house kit in four hours. The steel that is used for the house is the equivalent of two crushed cars. The total waste including drywall will fit into two 50-gallon trash cans. The kits come complete with appliances. They are planning on ordering two more machines. They also reviewed the 2024 budget for AGNC.

GCE – nothing to report.

EAB – nothing to report.

Detox – nothing to report.

Town Council Meeting  
Tuesday, November 21, 2023



### **Council Comments**

Councilor Carey asked about the Christmas party. Administrator Reynolds said after the last meeting was informed that Mari Riddile would like to do the Christmas party herself. There was conversation about not using the Community Center and possibly use the Lakota Canyon Clubhouse. Mayor Pro Tem said he just received word from Ms. Riddile and the Christmas party will be Friday, December 15, 2023, at the Lakota Canyon Clubhouse.

Councilor Leland said it appears Mr. Shrull is struggling to move out of the Texaco building. People are still bringing him vehicles to repair. Administrator Reynolds said he has been working with the buyers to allow him until March to be completely out of the building. Councilor Leland said he has been working with Administrator Reynolds and Admin. Asst. Rochelle Firth to change the monthly newsletter to a quarterly newsletter. They feel not enough people look at or pay attention to the newsletter to justify the expense. The newsletter would be used for more feature and bigger stories. Then, make more use of the weekly e-newsletter and Facebook. Councilor Leland said the Thanksgiving Lion Club Dinner was another big success.

Councilor Copeland said the Citizen Comment item on the agenda is confusing and would like to discuss it. It is an opportunity for community engagement and he feels it's confusing. The item is for Citizen Comments Not On the Agenda, but not every agenda item allows for a citizen comment. Administrator Reynolds said he had attended a Garfield County Board of County Commissioner's meeting. Their approach was to allow the residents to speak and have their three minutes or more if necessary. They want to hear what the people have to say and at the same time to be able to ask questions and to have a dialog with the resident. He said it would be up to the council whether they want to take comments on a specific agenda item. Councilor Carey asked if there is something the councilor wants to discuss a particular item to let the Town Administrator know and would also like to have public input. Mayor Pro Tem Hazelton suggested noting the agenda item to receive public comments.

Mayor Pro Tem Hazelton said he has received information from the BOCC regarding the \$450,000 ask for the roundabout. The BOCC originally thought they could take the money from their Conservation Trust Fund. Unfortunately, that is not the case and the funds cannot be used for the roundabout. He said Hogback Pizza is coming up on their 25<sup>th</sup> years in the business in New Castle.

### **Items for Future Council Agenda**

Councilor Copeland asked to have a work session to create a policy, procedure and protocol regarding Citizen and Public Comments. The Council agreed to have a work session to discuss.

Mayor Pro Tem Hazelton asked to have the owners of the Hogback Pizza come into council to be recognized.

Administrator Reynolds and Clerk Andis reviewed the council agenda items for the council meeting on December 5, 2023.

**MOTION: Mayor Pro Tem Hazelton made a motion to adjourn. Councilor Copeland seconded the motion and it passed unanimously.**

The meeting adjourned at 9:05 p.m.

Respectfully submitted,



  
Mayor Pro Tem Grady Hazelton

  
Town Clerk Mindy Andis, CMC

A

1.21.2023

uncle M... ..



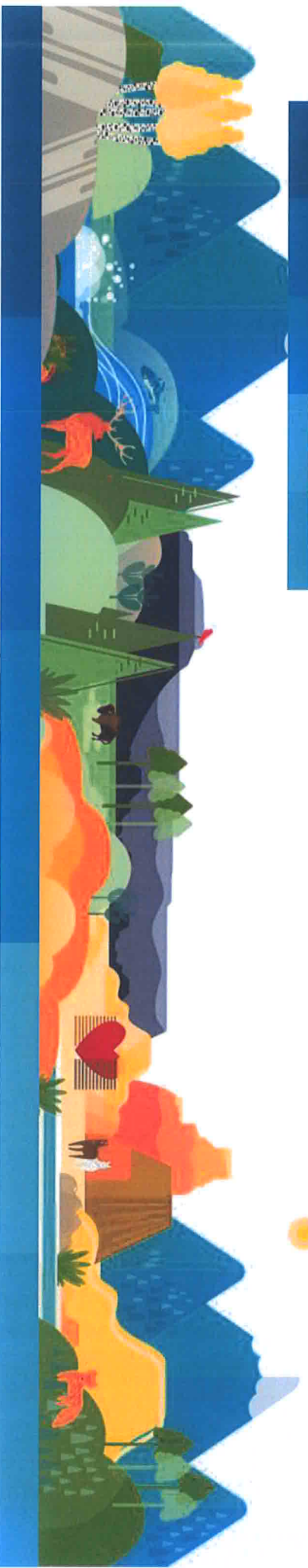
# New Withdrawal Management Unit

Traci Harris  
Substance Use Disorder Director



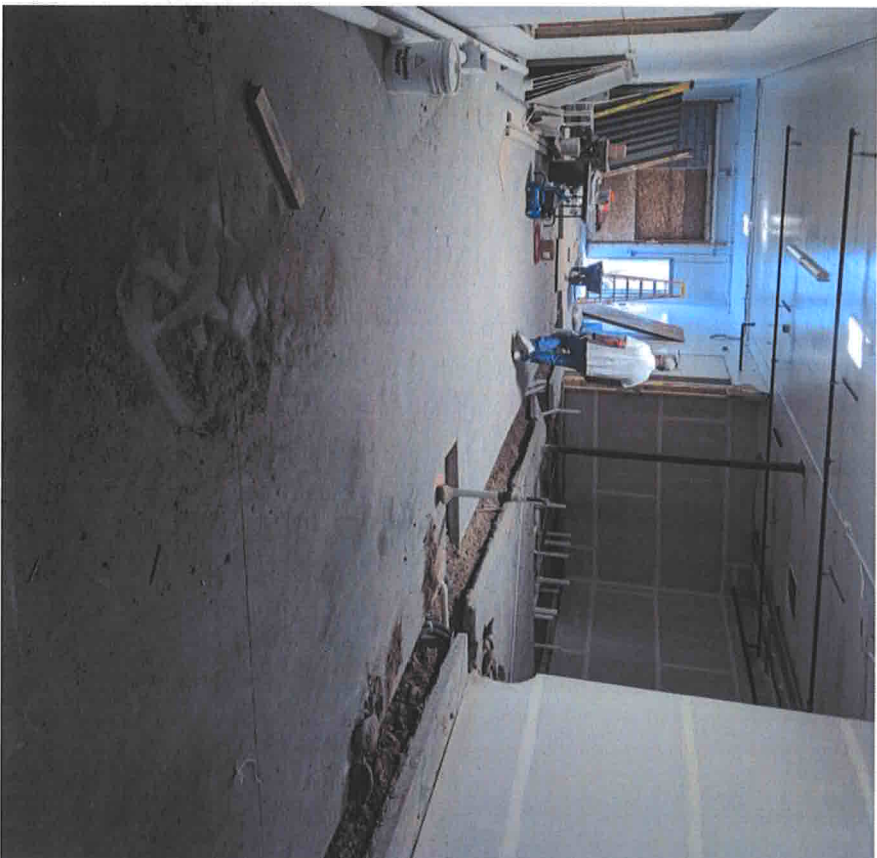
# Progress Updates

- ☐ The Withdrawal Management (WM) unit will have (8) beds, looking into the possibility of adding (2) more beds.
- ☐ The new WM is a medically monitored level of care (3.7)
- ☐ Construction team has finished the concrete and is framing the inside.
- ☐ Target date for completion is early Spring 2024.





# Construction Progress





## Benefits of Medically Monitored Level of Care

- ❑ SAMHSA has identified the 3.7WM level of care as a best practice to support the medical needs of clients.
- ❑ Medications and medical staff on-site to support the physiological symptoms of withdrawal- safer, more humane, and increase the chances of engagement in long term recovery.
- ❑ Decreased reliance on higher cost services such as emergency departments and hospital, decreased burned on law enforcement by having an appropriate setting for direct drop off/referral.
- ❑ Long term sustainability due to the billing codes associated resulting in less financial impact to municipalities for operational expenses



## Progress on Funding

- ❑ Have secured approximately 1,377,480.00 of the funding for the Capital Build.
- ❑ 240,000.00 of this was given by (3) of the MOU partners, Valley View, City of Rifle, and Garfield County, who switched their 2023 dollars from operations to capital.
- ❑ This leaves approximately 460,000.00 left to raise, we are working on multiple grants and a targeted giving campaign to finish raising funds.



# Garfield County Admissions to GJ Detox

## Detox Statistics

Current Month Filter  
Don't Show Current Month

Client County  
Garfield County

Grand Junction Detox No Service

### Detox Admissions

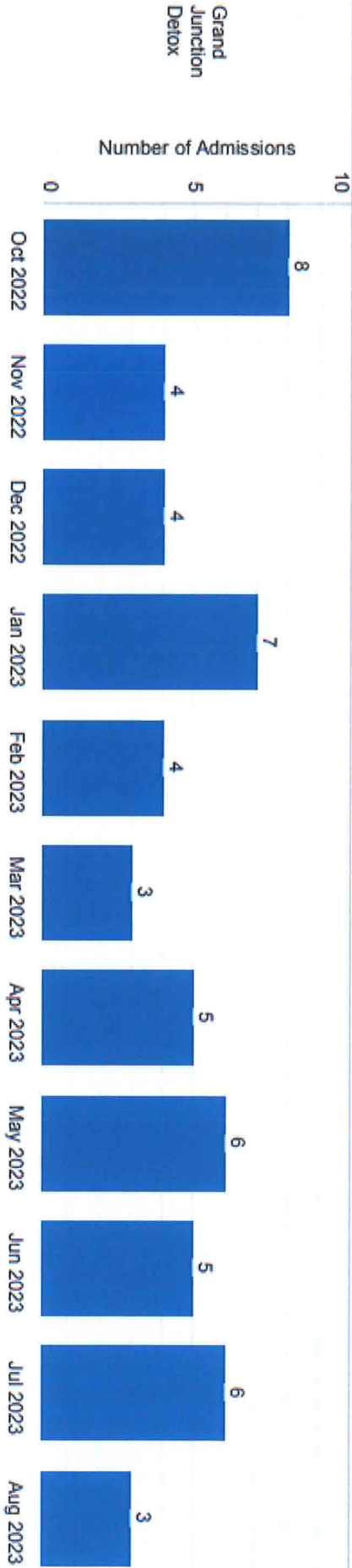
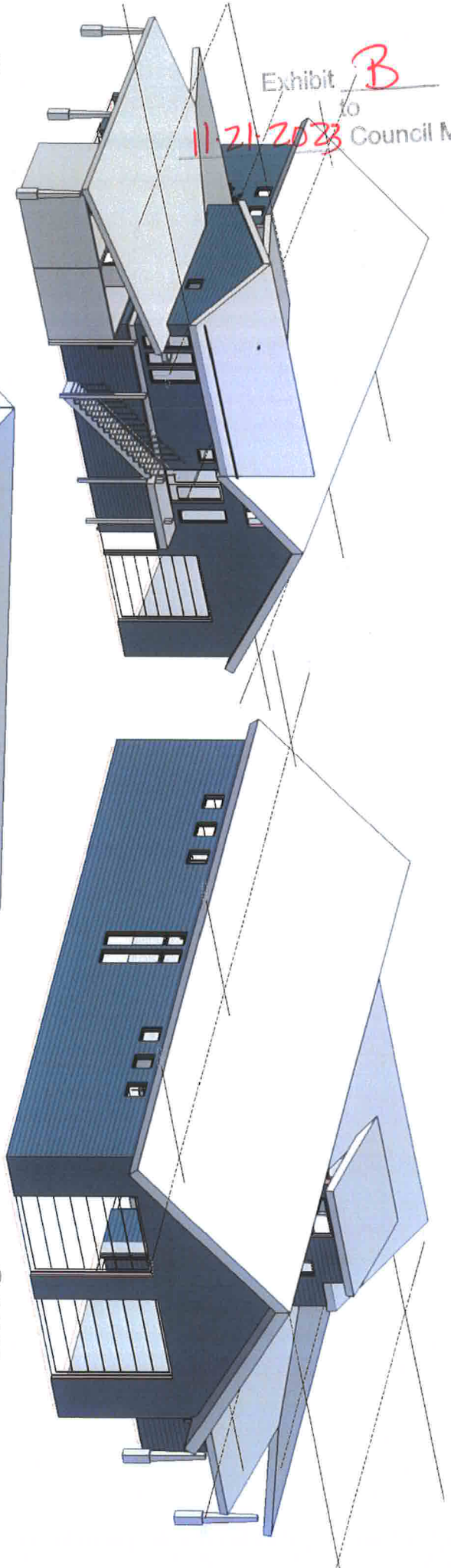
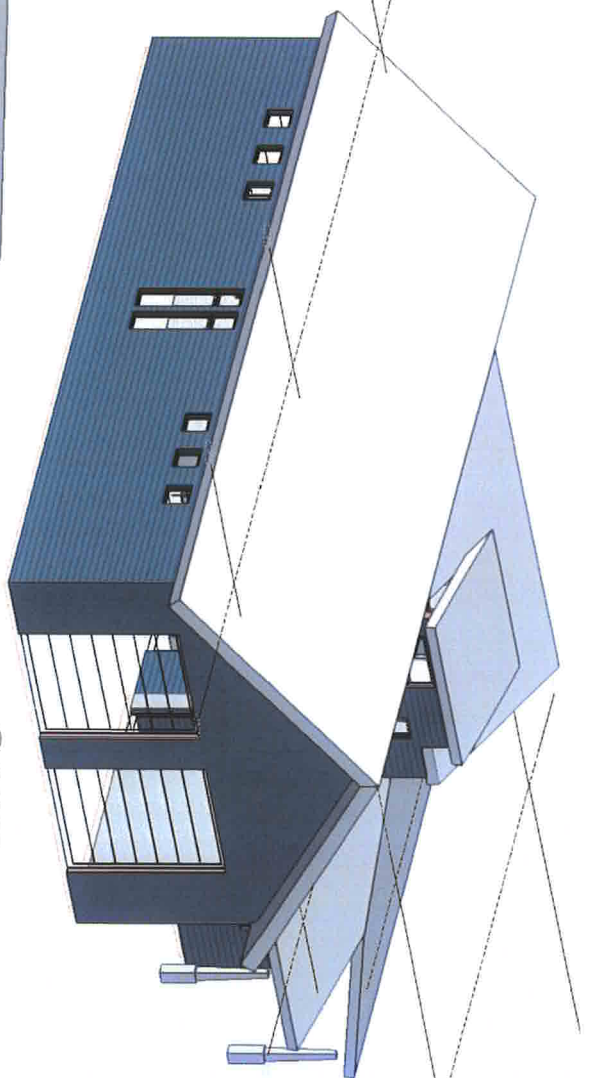


Exhibit **B**  
to  
11-21-2023 Council Minutes

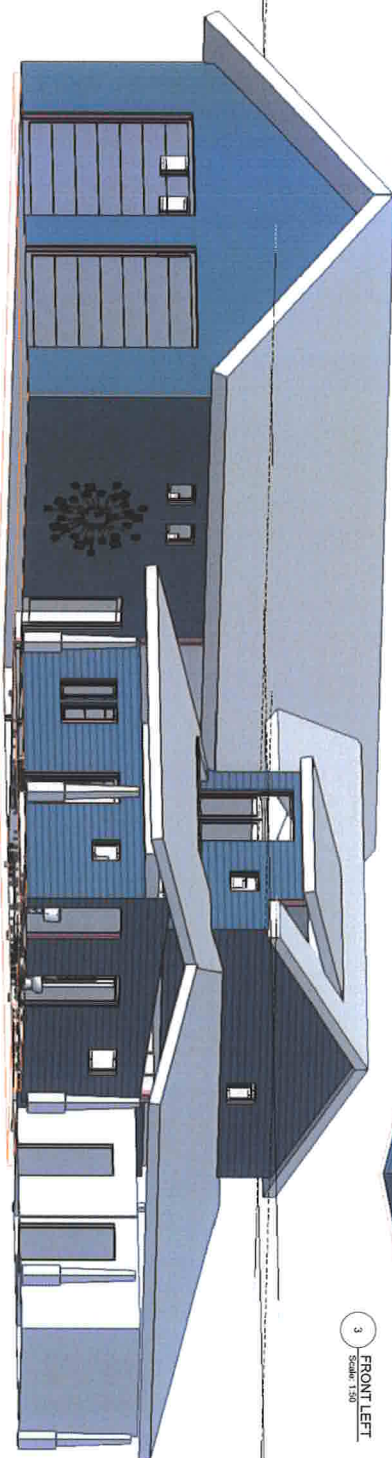
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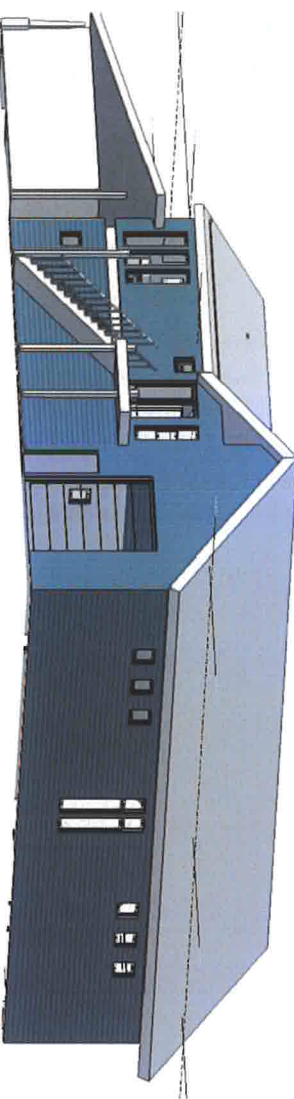
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1 FRONT RIGHT  
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4 BACK RIGHT  
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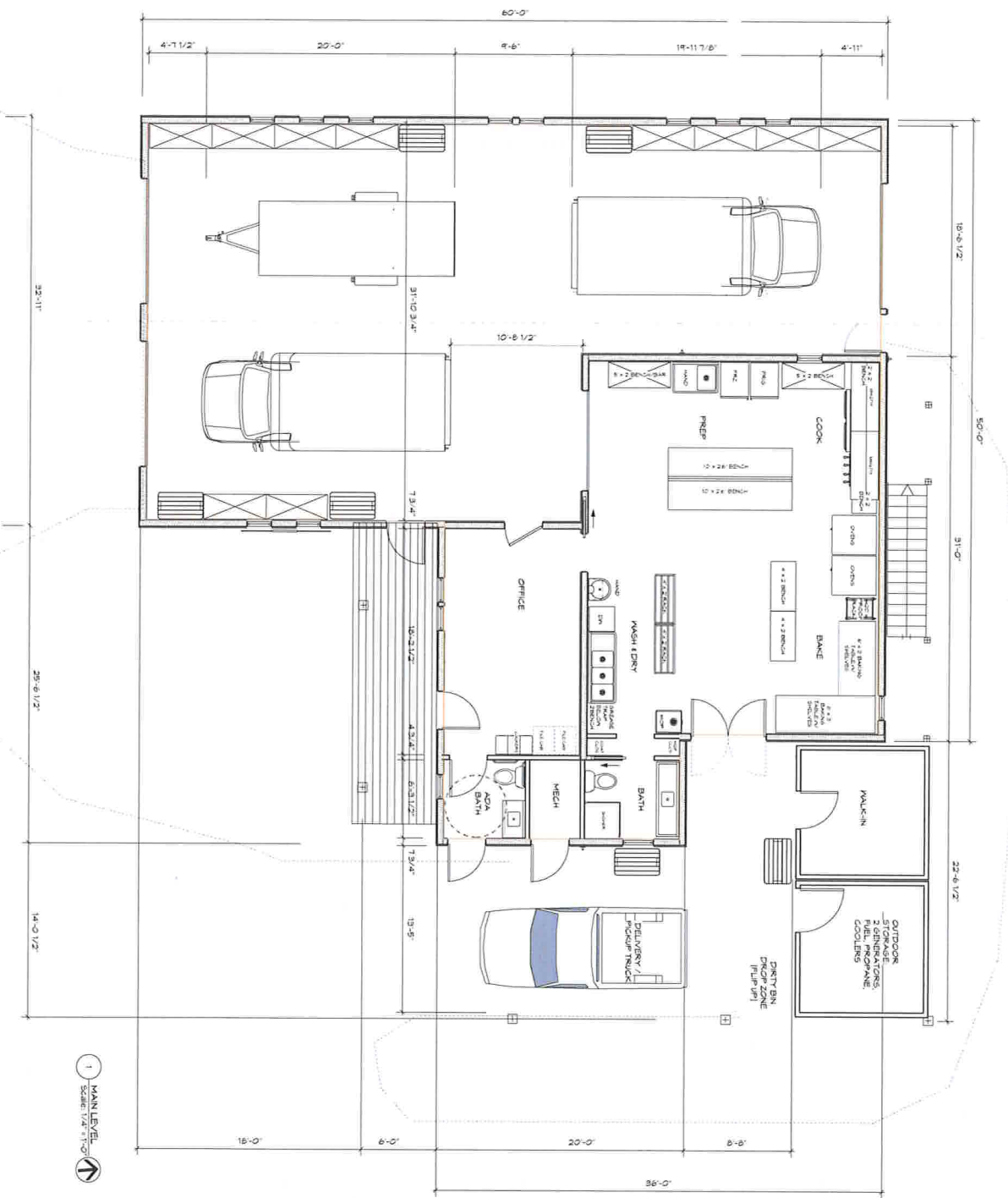


# SIMPLE GABLE GARAGE

**A7.2**

SHEET NAME:  
DESIGN:  
DEVELOPMENT:  
SOUTH  
ELEVATION  
STUDY  
DATE:  
1-20-2023

ROLLING FORK TRUCK BARN  
SOMEWHERE NICE IN  
GARFIELD COUNTY, COLORADO



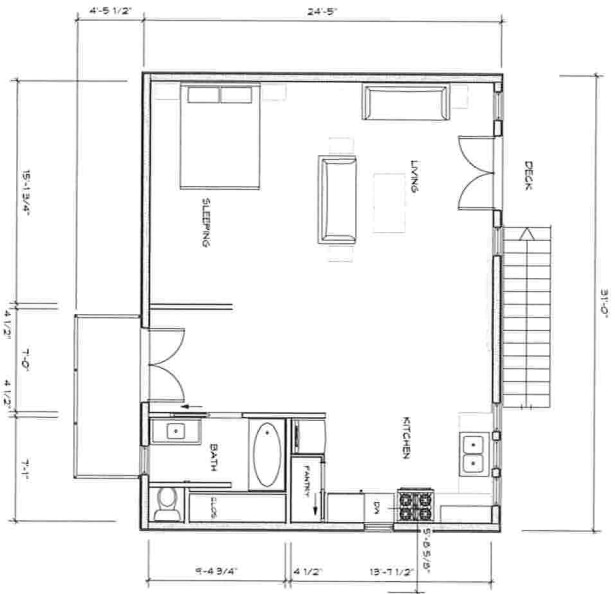
1 MAIN LEVEL  
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A2.2A

SHEET NAME:  
DESIGN:  
DETAILS:  
MAIN LEVEL  
PLAN  
DATE: 1-20-2023

ROLLING FORK TRUCK BARN  
SOMEWHERE NICE IN  
GARFIELD COUNTY, COLORADO



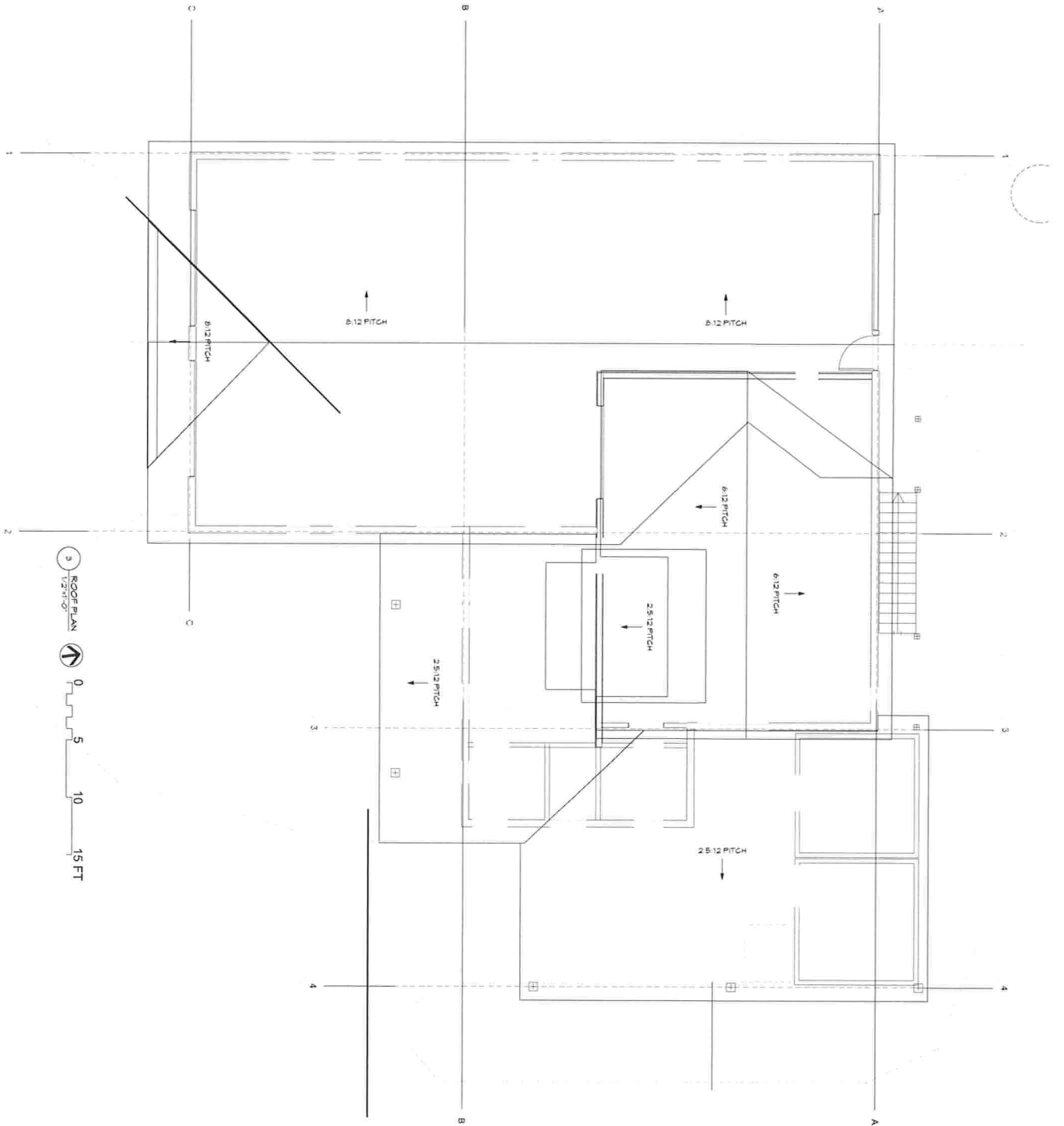


1 UPPER LEVEL  
Scale 1/2" = 1'-0"

A2.3

SHEET NAME:  
ROLLING FORK TRUCK BARN  
UPPER LEVEL PLAN  
DATE: 1-20-2023

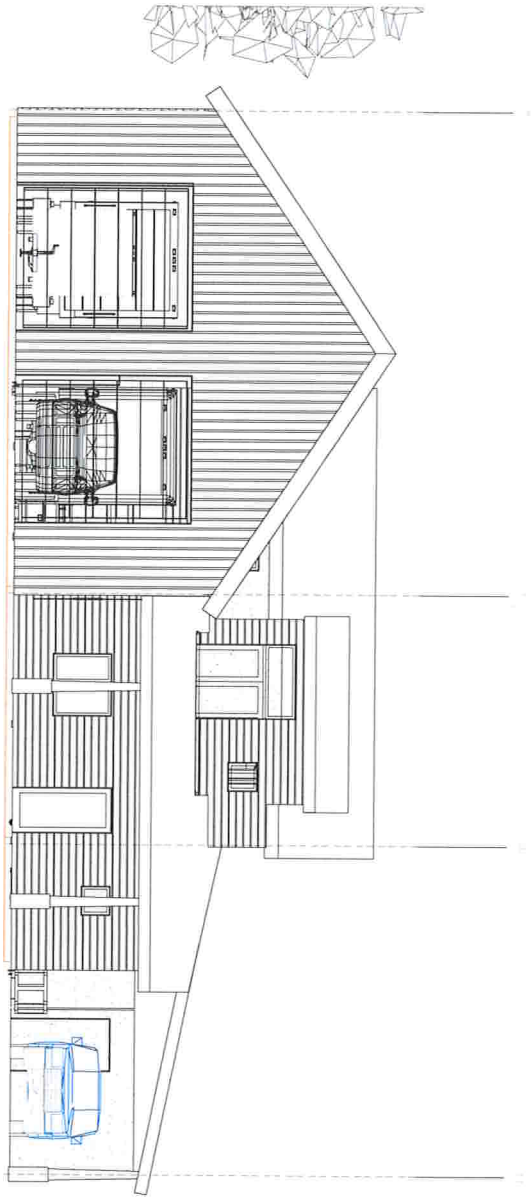
ROLLING FORK TRUCK BARN  
SOMEWHERE NICE IN  
GARFIELD COUNTY, COLORADO



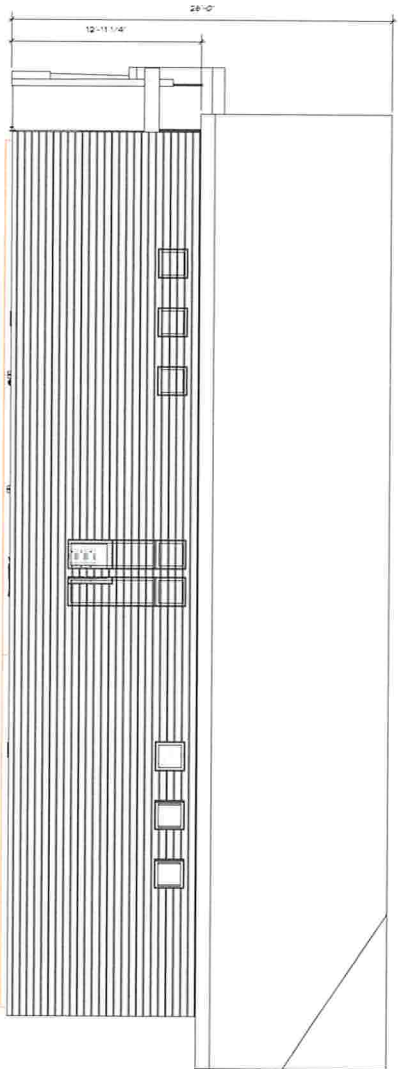
A2.5

SHEET NAME:  
DESIGN:  
DRAWING:  
ROOF PLAN  
DATE:  
1-20-2023

ROLLING FORK TRUCK BARN  
SOMEBWHER NICE IN  
GARFIELD COUNTY, COLORADO



1 FRONT ELEVATION  
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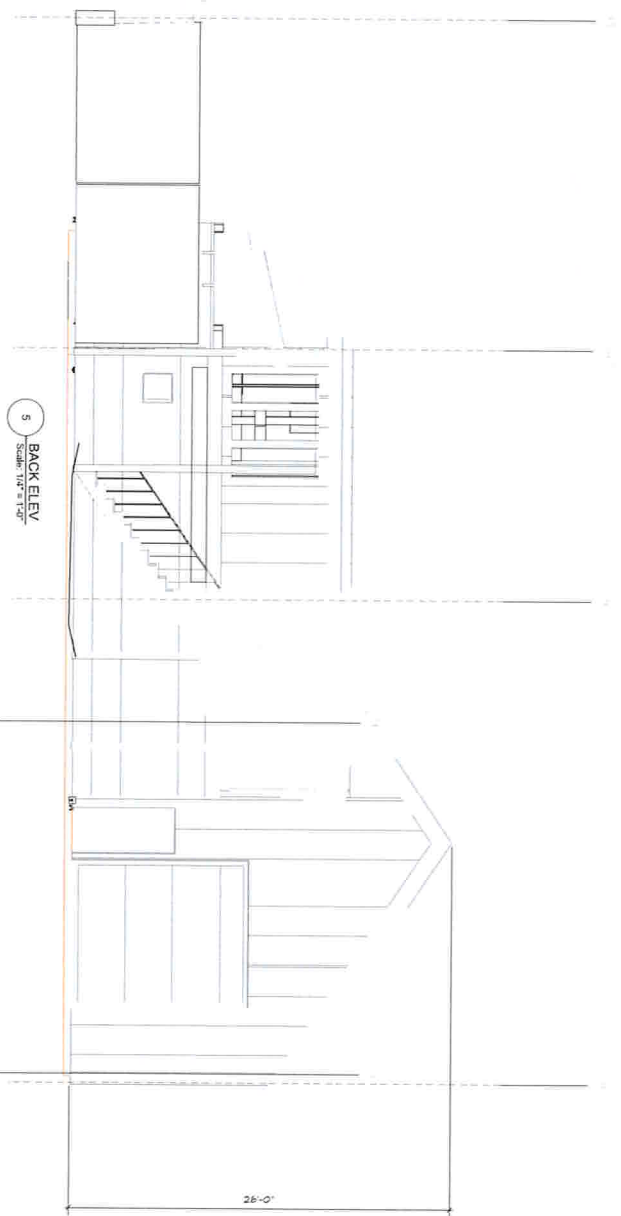
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ROLLING FORK TRUCK BARN  
SOMewhere NICE IN  
GARFIELD COUNTY, COLORADO

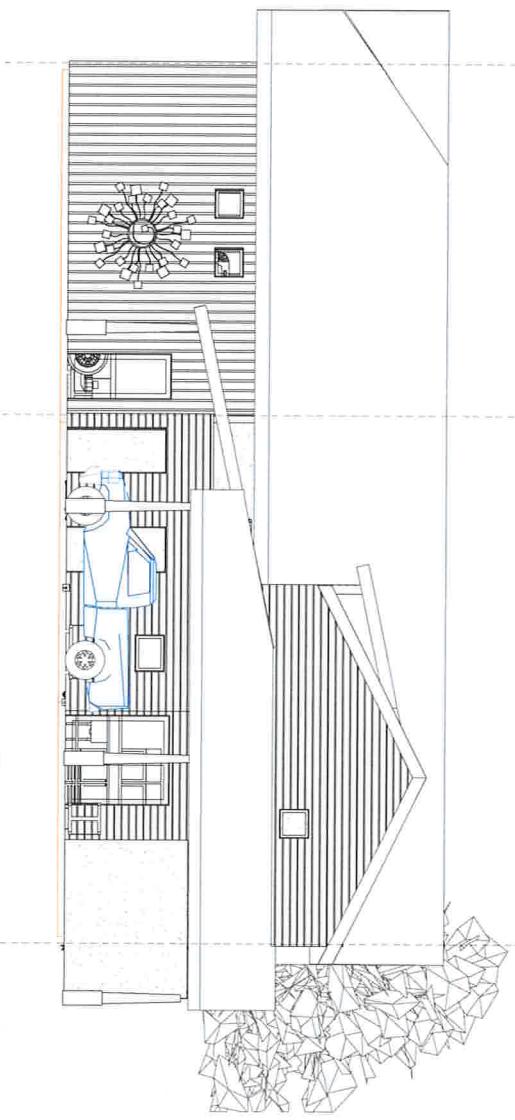
SHEET NAME:  
DESIGN  
DEVELOPMENT  
ELEVATIONS

DATE:  
1-20-2023

A3.1



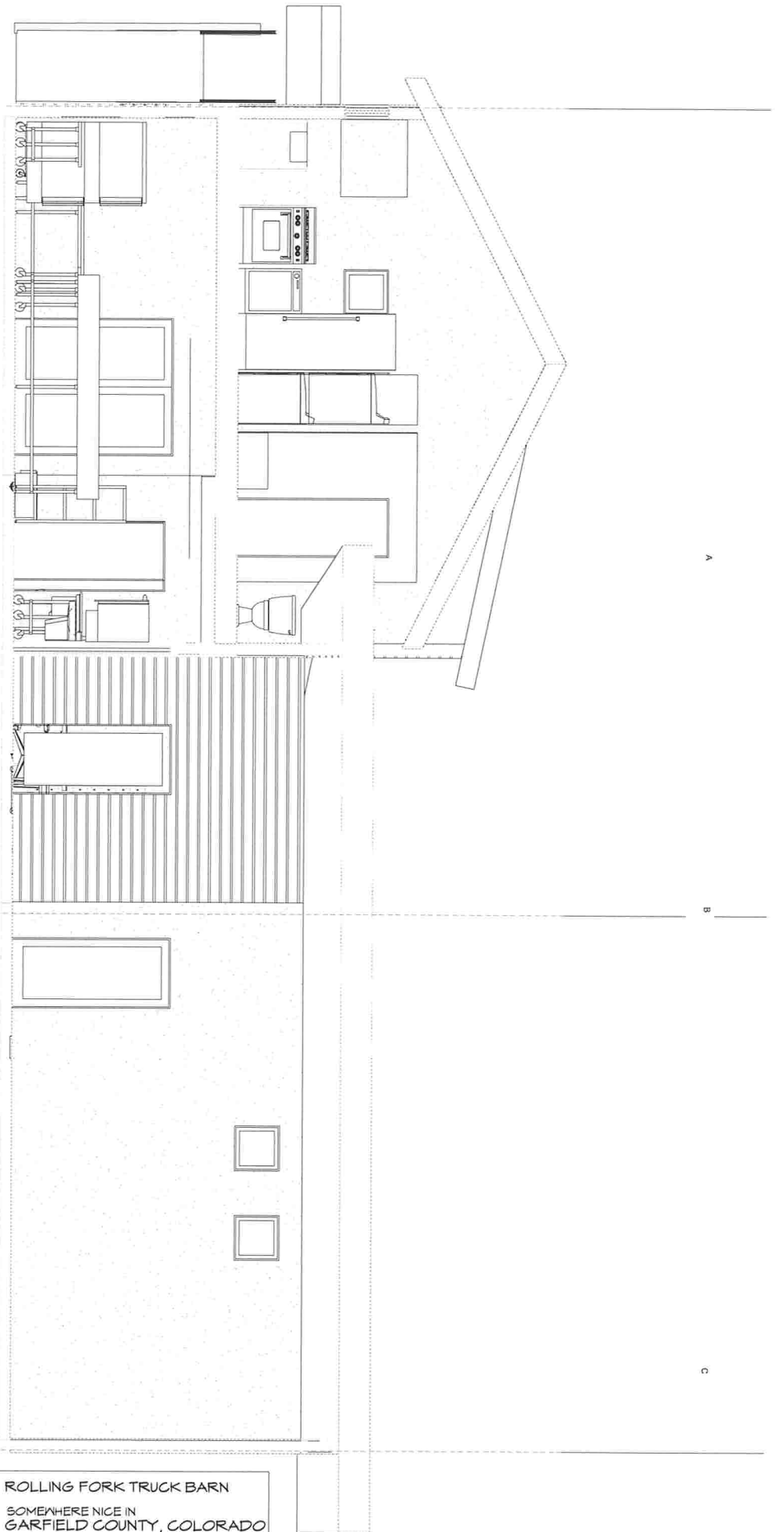
5 BACK ELEV  
Scale: 1/8" = 1'-0"



2 RIGHT SIDE ELEVATION  
Scale: 1/8" = 1'-0"

A3.2

DATE: 1-20-2023	ELEVATIONS	DESIGN DEVELOPMENT	SHEET NAME:	ROLLING FORK TRUCK BARN SOMEWHERE NICE IN GARFIELD COUNTY, COLORADO
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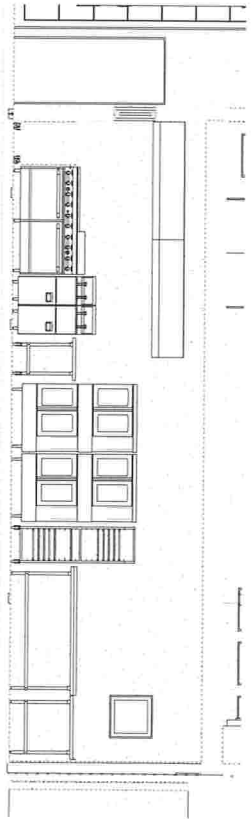
1  
N-S SECTION  
SCALE: 1/2" = 1'-0"

ROLLING FORK TRUCK BARN  
SOMEWHERE NICE IN  
GARFIELD COUNTY, COLORADO

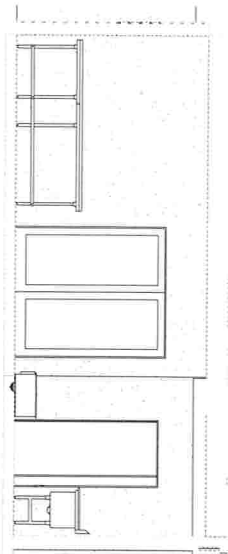
SHEET NAME:  
DESIGN:  
DEVELOPMENT:  
SECTIONS:  
DATE:  
1-20-2023

A4.1

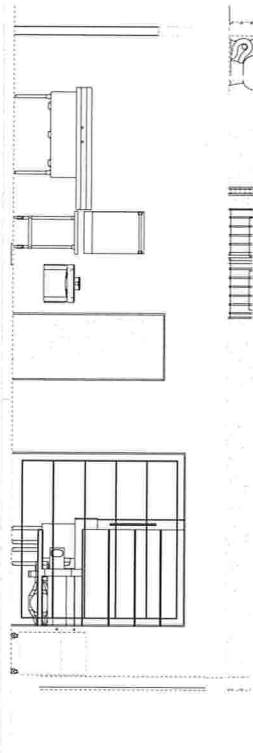




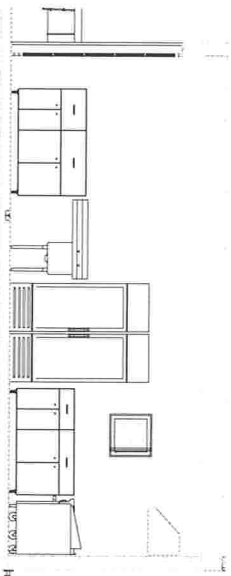
1 NORTH  
Scale: 3/8" = 1'-0"



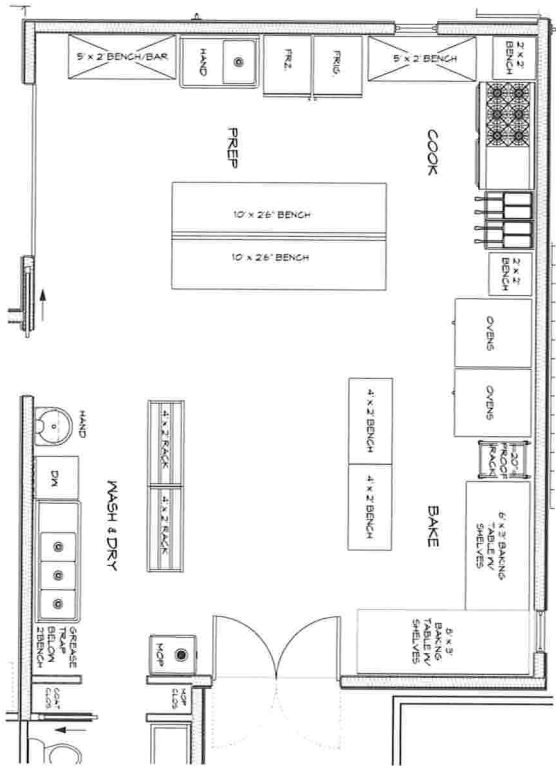
2 EAST  
Scale: 3/8" = 1'-0"



3 SOUTH  
Scale: 3/8" = 1'-0"



4 WEST  
Scale: 3/8" = 1'-0"



5 KITCHEN PLAN  
Scale: 3/8" = 1'-0"

ROLLING FORK TRUCK BARN  
SOMEWHERE NICE IN  
GARFIELD COUNTY, COLORADO

SHEET NAME:  
DESIGN:  
DEVELOPMENT:  
KITCHEN  
ELEVATIONS  
DATE:  
1-20-2023

A7.1

11.21.2023

**Chapter 17.36****C-1 COMMERCIAL DISTRICT****Sections:**

- 17.36.010 Generally.**
- 17.36.020 Description.**
- 17.36.030 Goals.**
- 17.36.040 Permitted uses.**
- 17.36.050 Conditional uses.**
- 17.36.060 Nonpermitted uses.**
- 17.36.080 Site use standards.**
- 17.36.090 Preexisting and nonconforming uses.**
- 17.36.100 Standards for design and construction.**
- 17.36.110 Administration and procedures for approval of work.**
- 17.36.120 General standards.**

**17.36.010 Generally.**

The C-1 commercial zone district shall be governed in conformity with the following regulations. (Ord. 2001-5 § 2 (part); prior code § 13-04-080 (part))

**17.36.020 Description.**

The C-1 district pertains to the present downtown business area lying easterly of Elk Creek, westerly of First Street and Mativi Avenue, northerly of the Denver and Rio Grande Western Railroad right-of-way, and southerly of the centerline of the east-west alley lying north of Main Street, all within the original townsite of New Castle. (Ord. 2001-5 § 2 (part); prior code § 13-04-080(A))

**17.36.030 Goals.**

The town's goals within the C-1 district are to retain historical characteristics of the downtown business area by preserving existing structures constructed prior to the

year 1930. Remodeling and construction is encouraged to reflect the goals of the zone district; to enhance the town's attraction to residents, tourists, and visitors; to serve as a support and stimulus to business and industry; to reflect a pedestrian orientation; and to enhance property values. (Ord. 2001-5 § 2 (part); prior code § 13-04-080(B))

**17.36.040 Permitted uses.**

A. Any of the uses set out in subsections (B) through (D) are permitted outright provided the following requirements are complied with:

1. All fabrication, service and repair operations are conducted within a building;
2. All storage of materials shall be within a building or obscured by a fence of at least six (6) feet in height;
3. Storage areas shall be restricted to the rear twenty-five (25) feet of the lot(s); and

B. Retail establishments for the trade and sales of the following goods and materials:

1. Antiques;
2. Appliances;
3. Art and art supplies;
4. Automotive parts, new;
5. Bakery and doughnut shop;
6. Beverages;
7. Books, magazines, newspapers;
8. Cafe, coffee shop;
9. Clothing;
10. Dry goods;
11. Feed and pet supplies;
12. Food;
13. Furniture;
14. Garden supply and plants;
15. Groceries;
16. Hardware, general and specialty;
17. Jewelry;
18. Office materials and supply.

C. Personal service establishment, including:

1. Art gallery;
2. Automatic laundry/laundromat for individual use;
3. Bank;
4. Barber, beauty shop;
5. Day care facility for children under thirteen (13) years of age;
6. Indoor recreation;
7. Indoor theater;
8. Laundry or dry cleaning station for individual pick-up only;
9. Medical/health clinic limited to human outpatient services with floor area of no more than two thousand (2,000) square feet;
10. Office for the conduct of a business or profession;
11. Pharmacy;
12. Photography supply, studio;
13. Printing shop;
14. Private club;
15. Reading room;
16. Real estate sales office;
17. Restaurant, with or without a bar;
18. Shoe repair;
19. Studio for the conduct of arts and crafts instruction;
20. Tailor shop;
21. Tavern;
22. Travel agency.

D. Residential. One (1) or more residential dwelling unit(s) when located on a floor above the ground floor of a commercial use building, or, when located on a ground floor and within the rear forty (40) feet of a lot, within a commercial use building.

(Ord. No. TC 2020-03, § 2, 7-21-2020)

**Editor's note**—Ord. No. TC 2020-03, § 2, adopted July 21, 2020, repealed the former section and enacted a new section as set out herein. The former section pertained to similar subject matter and derived from prior code § 13-04-080(D); Ord. No. 2001-5, § 2; Ord. No. 2005-16, § 4; Ord. No. 2013-4, § 2(A), 6-18-2013.

#### 17.36.050 Conditional uses.

A. Any use listed under permitted uses above which use is to be a drive-in establishment or facility where the customer receives goods or services while occupying a vehicle.

B. The following uses may be allowed subject to the provisions and requirements of Chapter 17.84 of this title:

1. Auditorium, public or private;
2. Automobile service station, with or without minor repairs;
3. Automobile, small truck, trailer rental facility;
4. Automobile washing facility;
5. Church or facility for any recognized established religion;
6. Community building operated by the public;
7. Educational facility, public or private;
8. Emergency response, public safety facility;
9. Facility for treatment, storage and disposal of wastewater;
10. Facility for treatment, storage and distribution of drinking water;
11. Fraternal lodge;
12. Hotel, motel;
13. Household appliance repair;
14. Library, public or private;
15. Medical/health clinic limited to human outpatient services with floor area of greater than two thousand (2,000) square feet;
16. Mobile vending carts or stands;
17. Mortuary;
18. Municipal shop facility, for maintenance, repair and storage of equipment and materials for municipal services;
19. Museum, public or private;
20. Parking lot or garage as principal use of the lot;
21. Public building for the administration of government;
22. Residential apartment building;



23. Residential single-family detached building occupying no more than one thousand two hundred (1,200) square feet of land area;

24. Rooming and boarding house facility;

25. Small engine repair and sales shop;

26. Taxidermy shop;

27. Temporary building to be used to conduct a permitted use;

28. Utility substation, electric or gas, public or private;

29. Veterinary clinic limited to small animal outpatient services, not including kennel.

C. Any use not specifically defined in the permitted, conditional, or nonpermitted use categories shall be a conditional use. (Ord. No. TC 2020-03, § 2, 7-21-2020)

*Editor's note*—Ord. No. TC 2020-03, § 2, adopted July 21, 2020, repealed the former section and enacted a new section as set out herein. The former section pertained to similar subject matter and derived from prior code § 13-04-080(C); Ord. No. 2001-5, § 2; Ord. No. 2005-16, §§ 2, 3.

#### 17.36.060 Nonpermitted uses.

The following uses are not permitted in the C-1 commercial zone district:

1. Outside storage of wrecked or inoperable vehicles or equipment, salvage, scrap or other such items;

2. Self-storage facilities;

3. Petroleum, oil and gasoline storage;

4. Recreation vehicle park;

5. Propane storage;

6. Auto wrecking and salvage yard;

7. Auto storage yard;

8. Truck repair and storage yard;

9. Mobile home park;

10. Asphalt batch plant;

11. Concrete block and mixing plant;

12. Concrete storage yard;

13. Gravel extraction;

14. Gravel storage;

15. Mining operations;

16. Adult entertainment establishment or sexually-oriented business;

17. Testing laboratories, business research and development involving hazardous materials or pollution;

18. Kennel.

(Ord. No. 2013-4, § 2(B), 6-18-2013)

#### 17.36.080 Site use standards.

##### A. Minimum Lot Area.

1. Residential, when allowed by special review:

a. Single-family detached unit: two thousand five hundred (2,500) square feet per unit;

b. Multifamily attached units: two thousand (2,000) square feet per unit.

2. Commercial: two thousand five hundred (2,500) square feet, with or without a ground floor residential dwelling unit.

##### B. Minimum Floor Area.

1. Residential:

a. Single and multifamily building: eight hundred (800) square feet per dwelling unit;

b. Mixed-use commercial/residential building with or without a second story: four hundred (400) square feet per dwelling unit.

2. Commercial: None.

##### C. Minimum Setbacks.

	Detached Residential	Commercial
1. Front	10 feet	0 feet
2. Side	5 feet	0 feet
3. Rear	24 feet	5 feet
4. Accessory rear	10 feet	10 feet

##### D. Maximum Building Height and Stories (Basement Excluded).

1. Detached residential: thirty-two (32) feet, two stories;

2. Commercial: forty (40) feet, three stories.

E. Parking shall follow the requirements of 17.76.120 "Requirements and standards for off-street parking in the C-1 zone district." (Ord. 2005-16 §§ 7, 8; Ord. 2001-5 § 2 (part): prior code § 13-04-080(G)) (Ord. No. 2010-4, § 4, 4-20-2010; Ord. No. 2010-9, § 2, 12-7-2010)

*Editor's note*—Ord. No. 2010-4, § 5, adopted Apr. 20, 2010, provides: "This Ordinance shall expire 24 months from the effective date, unless re-enacted by Town Council."

#### **17.36.090     Preexisting and nonconforming uses.**

A. Residential: refer to R-1 residential district, Chapter 17.20.

B. Commercial uses established prior to the adoption of this title shall not be affected except:

1. When a nonconforming use has changed to a conforming use;
2. When a nonconforming use is discontinued for a period of six (6) months; or
3. When a nonconforming building is dismantled, removed, demolished or condemned. (Ord. 2001-5 § 2 (part): prior code § 13-04-080(H))

#### **17.36.100     Standards for design and construction.**

Except as otherwise provided in this chapter, any land surface and any work or improvements upon any real property within this C-1 commercial zone district shall be erected, removed, restored, altered or demolished in such a manner so as to maintain, protect and complement the historic character and qualities of buildings, structures and properties. In order to attain the goals as set forth in Section 17.36.030, all such work and improvements to be erected, removed, restored, altered or demolished, whether or not a town building permit is otherwise required for such work by separate town ordinances, shall be reviewed by the town building official and the town planner to certify whether or not such proposed

work is in compliance with all applicable procedures, standards and guidelines including those as are set forth in this chapter.

All construction is subject to the town's building code. All exterior work proposed, whether or not a town building permit is required, shall be referred by the town building official to the town planner to determine compliance with the provisions of this section.

A. Remodeling and restoration improvements to preexisting and/or nonconforming structures are encouraged and shall not affect their existing uses as described above. Exterior remodeling and improvements shall blend with the existing structure and surrounding neighborhood with the effect to retain and restore the district's historical characteristics.

B. New additions to existing structures shall meet the setback requirements of this district. The exterior shall blend with the existing structure.

C. New construction within this C-1 district shall be designed in relation to the historical characteristics of the district, so that the exterior features of such construction shall blend with the historical characteristics as established in this chapter.

D. Nonpermitted materials for exterior finish are logs, exposed metals or materials of gloss finish, or vinyl-finish siding on nonresidential buildings. (Ord. 2001-5 § 2 (part): prior code § 13-04-080(I))

#### **17.36.110     Administration and procedures for approval of work.**

Any person proposing to do any work as described in this section, unless said work is to be performed on a designated historic site, landmark or district, shall be required to obtain the required review and approvals as set forth in this section by obtaining a certificate of compliance with district his-