

Town of Carbondale  
511 Colorado Avenue  
Carbondale, CO 81623

**AGENDA**  
**PLANNING & ZONING COMMISSION**  
**THURSDAY, May 21, 2020**  
**7:00 P.M. Virtual Meeting \***

1. CALL TO ORDER
2. ROLL CALL
3. 7:00 p.m. – 7:05 p.m.  
Public Comment Via Emails – Persons present not on the agenda
4. 7:05 p.m – 7:10 p.m – Plumb Manufacturing LLC. Special Use Permit.....Attachment A
5. 7:10 p.m. – 8:40 p.m Virtual HEARING –Special Use Permit for Large Day Care  
and Fence Variance .....Attachment B  
Applicant: Blue Lake Preschool  
Location: 55 N. Seventh Street
6. 8:40 p.m. – 8:45 p.m.  
Staff Update
7. 8:45 p.m. – 8:50 p.m.  
Commissioner Comments
8. 8:50 p.m. – ADJOURN

**\*Please note all times are approx.**

**ATTENTION: Due to the continuing threat of the spread of the COVID-19 Virus, all regular Carbondale P & Z Meetings will be conducted virtually. If you have a comment concerning one or more of the Agenda items please email [msikes@carbondalecto.net](mailto:msikes@carbondalecto.net) by 4:00 pm on May 21, 2020.**

**If you would like to comment during the meeting please email [msikes@carbondalecto.net](mailto:msikes@carbondalecto.net) with your full name and address by 4:00 pm on May 21, 2020. You will receive instructions on joining the meeting online prior to 7:00 p.m. Also, you may contact [msikes@carbondalecto.net](mailto:msikes@carbondalecto.net) to get a phone number to listen to the meeting, however, you will be unable to make comments.**

Upcoming P & Z Meetings:

- 5-28-20 – Builders FirstSource/Crystal River Marketplace Lot 5A  
Mini-Storage Parking Discussion
- 6-11-20 – Carbondale Center Rezoning/Highway 133-Sopris Shopping Center  
Mini-Storage Amendments – Public Hearing

**SPECIAL USE PERMIT  
TOWN OF CARBONDALE, COLORADO**

**A SPECIAL USE PERMIT AUTHORIZING A RETAIL AND MEDICAL  
MARIJUANA INFUSED PRODUCT MANUFACTURING FACILITY TO BE  
OPERATED ON SECTION: 33 TOWNSHIP: 7 RANGE: 88 LOTS 52 THROUGH  
55, VILLAGE BUISNESS CENTER, LOT: B AMENDED PLAT OF LOTS 11-33  
CARBONDALE COLORADO.  
(500 Buggy Circle, Units LL 3 and 4 and UL 2 and 3)**

**A. Recitals.**

1. Renee Grossman, Plumb Manufacturing LLC. (the “Applicant”) has made application for a special use permit for a Retail and Medical Marijuana Infused Product Manufacturing Facility, as defined in Section 4.3.4.R of the Unified Development Code, for a property located at Lots 11 through 33, Village Business Center Carbondale, Garfield County, Colorado, with a street address of 500 Buggy Circle, Units LL4 and UL 2 and 3 (“subject property”).

2. The subject property is zoned as part of the Commercial Retail Warehouse (CRW) zone district pursuant.

3. A Retail and Medical Marijuana Infused Product Manufacturing Facility may be allowed as a special use within the Industrial zone district pursuant to Chapter 17.04 of the Unified Development Code.

4. On May 14, 2020, after all required public notices, the Planning and Zoning Commission held a public hearing concerning this application during which it heard and considered comments from Town staff, legal counsel, the applicant and members of the public

6. Having considered the application and closed the public hearing, the Planning and Zoning Commission finds as follows with respect to this special use permit application:

- (a) The application was complete and Applicant has complied with all applicable application procedures.
- (b) The Applicant’s request complies with the Special Review Use Approval Criteria in Chapter 2.5.2 of the Unified Development Code and should be approved upon the terms and conditions set forth herein.
- (c) The proposed use meets the purposes of the Industrial zone district.
- (d) The Retail and Medical Marijuana Infused Product Manufacturing Facility shall be required to comply with all applicable fire, building, occupancy and other municipal code provisions adopted by the Town of Carbondale for the protection of public health, safety and welfare.
- (e) The proposed use does not have an adverse impact on the traffic and parking in the neighborhood.

- (f) The Retail and Medical Marijuana Infused Product Manufacturing Facility does not have an adverse effect upon the character of surrounding uses.
- (g) With the conditions of approval, the impacts of the proposed use on adjacent properties and the surrounding neighborhood have been minimized in a satisfactory manner.
- (h) The impacts of the Retail and Medical Marijuana Infused Product Manufacturing Facility, including but not limited to its operation, parking, traffic, noise, access to air and light, impacts on privacy of adjacent uses, and others, will not create a nuisance and such impacts would be borne by the owners and residents of the property on which the proposed use is located rather than by adjacent properties or the neighborhood.
- (i) The project is in scale with the existing neighborhood.

**B. Approval of a Special Use Permit for a Retail Marijuana Infused Product Manufacturing Facility.**

The Planning Commission of the Town of Carbondale, Colorado hereby approves a special use permit, authorizing the operation of a Retail and Medical Marijuana Infused Product Manufacturing Facility upon the subject property subject to the conditions set forth herein and all applicable provisions of the Carbondale Municipal Code pertinent to the operation of a Retail and Medical Marijuana Infused Product Manufacturing Facility.

**C. Conditions of Approval.**

1. The Special Use Permit shall be limited to a Retail and Medical Marijuana Infused Product Manufacturing Operation.
2. All parking shall be limited to the employees of the operation and shall not impact the other units in the building nor the surrounding neighborhood.
3. That the operation shall significantly control or mitigate any odor, waste water and hazardous material impacts to the Town and surrounding uses.
4. The Applicant shall comply at all times with State Regulations governing the operation of a Retail and Medical Marijuana Infused Product Manufacturing Operation.
5. The Applicant shall comply at all times with any Town regulations relating to the operation and licensing of the Retail and Medical Marijuana Infused Product Manufacturing Operation.
6. The Applicant shall comply with all applicable fire and building code provisions for the protection of the health and safety of adjacent properties, units and the general public.

7. That the Owner is to provide Material Data Safety Sheets (MSDS) to the Town for all chemicals on site to be forwarded to the Fire Marshall and the Town Utility Director for review.
8. That the applicant shall apply for and receive all required building permits as determined by the Building Official before any manufacturing may commence.
9. All representations of the Applicant made before the Town during public hearings shall be considered a condition of approval.

**D. Transfer, Duration and Revocation of the Permit.**

This Special Use Permit shall be subject to all provision if of Unified Development Code Section 2.5.2 related to transferability, duration, and revocation.

**E. Fees.**

1. Prior to commencement of operation of the facility, the Applicant shall reimburse the Town for all applicable development review fees and reimbursable expenses, as set forth in the Unified Development Code.

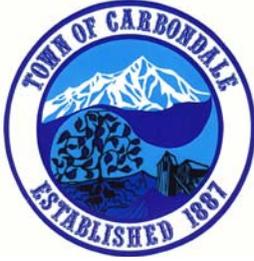
**F. Recordation.**

This Special Use Permit shall be recorded in the Garfield County real property records at the Applicant's expense within 30 days of its approval by the Planning and Zoning Commission. Thereafter, the terms and conditions of this permit shall run with title to the subject property until operation of a Retail and Medical Marijuana Infused Product Manufacturing Facility is permanently ceased thereon in accordance with Section 2.5.2.C of the Unified Development Code.

Duly adopted by vote of the Planning and Zoning Commission of the Town of Carbondale at its regular meeting on May 21, 2020.

THE TOWN OF CARBONDALE

By: \_\_\_\_\_  
Michael Durant, Chair



**TOWN OF CARBONDALE  
511 COLORADO AVENUE  
CARBONDALE, CO 81623**

## Planning Commission Agenda Memorandum

Meeting Date: May 21, 2020

**TITLE:** Blue Lake Preschool – Special Use Permit for a Large Day Care

**SUBMITTING DEPARTMENT:** Planning Department

**ATTACHMENTS:** Referral Agency Comments  
Public Works  
Fire District  
Land Use Application  
Letters from the Public – In Favor  
Letters from the Public – In Opposition

### **BACKGROUND**

This is a public hearing to consider an application for a Special Use Permit for a Large Day Care (seven children or more). The application includes a variance from the maximum fence height of 42” in the front yard setback to allow a four foot (48”) high fence. It also includes Alternative Compliance from Section 5.8 *Off-Street Parking*.

The Planning Commission is required to hold a public hearing and approve the application, deny it or continue the public hearing.

### **DISCUSSION**

Blue Lake Preschool Inc. is proposing to relocate their existing facility at 8<sup>th</sup> and Merrill Avenue (Little Blue) to 55 North Seventh Street. Little Blue is currently licensed to care for 29 children at its present location. They hope to expand to 36 children at the Seventh Street location in the future.

The single family home would be remodeled into a Day Care facility with an addition to the front of the structure. This addition will include an access corridor, a bathroom, and an office. The front and rear yards would be used for the required outdoor play areas. In 5 to 10 years, the applicant plans a future expansion of the structure to add two new classrooms to accommodate the 36 children.

A Large Day Care requires approval of a Special Use Permit. The Planning Commission is the approving authority.

## **SURROUNDING USES AND ZONE DISTRICTS**

North	Residential/Medium Density	Single Family Residence
South	Main Street PUD	Single Family Residence
East	Historic Commercial Core and PUD	Restaurant/Hotel and CMC
West	Commercial Transitional	Multifamily

## **ZONING**

The property located at 55 North Seventh Street is zoned Commercial/Transitional (C/T). The parcel is 11,875 sq. ft. An existing single family home, which was constructed in 1951, is located on the lot. The residence is 1,760 sq. ft.

This parcel includes a strip of land (15 ft. wide and 125 ft. deep) along the north side which is zoned Residential/Medium Density (R/MD). A Large Day Care facility is a Special Use in this zone district as well. If the addition moves forward in the future, care should be taken to use the R/MD zone district parameters in this area, i.e., setbacks, height, etc.

### Purpose Statement of the CT Zone District

The purpose of the Commercial/Transitional district is to accommodate the transition of neighborhoods from residential to mixed-use, commercial, and other non-residential uses. The district is designed to create attractive commercial development with adequate access to major arterial streets and sufficient parking areas and to accommodate the unusual site conditions, access conditions, and mix of land uses north of Colorado Avenue. The district is also designed to allow reasonable commercial land uses and establish adequate development and access requirements for small parcels with Highway 133 frontage.

### Lot Size and Dimensions

The required lot area is 3,000 sq. ft. The parcel is 11,875 sq. ft.

The UDC requires a lot depth of 100 ft. The parcel is 100 ft. deep on the south side and 125 ft. deep on the north side. The required lot width is 30 ft. This lot is 100 ft. in width.

### Setbacks

The property is in compliance with the required setbacks as follows:

	Required	Existing
Front	5 ft. and 10* ft.	23.45 ft.
Side (S)	0 ft.	17.08 ft.
Side (N)	5 ft.*	24.96 ft.
Rear	20 ft. and 5* ft.	50.00 ft.

\*R/MD

Height

The allowed height for this zone district is 35 ft. in the C/T zone district. It is 27 ft. in the R/MD zone district. The existing structure is 15 ft. in height.

Maximum Impervious Lot Coverage

The UDC limits the Maximum Impervious Lot Coverage to 80%. 20% of pervious surface is required. The parcel is in compliance as follows:

Maximum Impervious Surface allowed	9500 sq. ft. or 80%
Impervious Surface Proposed	5391 sq. ft. or 46.5%
Required Pervious Surface	2375 sq. ft. or 20%
Pervious Surface Proposed	6191 sq. ft. or 53.5%

The Maximum Impervious Surface in the R/MD zone district is 60% so this is in compliance.

**DEVELOPMENT STANDARDS**

Parking

Table 5.8-1 of the UDC requires one parking space per employee at peak occupancy. The applicant indicates they currently have seven employees. If the facility expands to 36 children, they may have eight employees.

Seven off-street parking spaces are required. Three bicycle parking spaces are also required.

The applicants propose eight angled parking spaces along the alley (P1-P8) and one head-in space off of Seventh Street for a total of nine on-site parking spaces. The Site Plan shows two future angled parking spaces off the alley (P9 and P10). Those spaces will not be constructed at this time as there is a guy wire for a utility pole in this area.

The parking spaces labeled P1, P2 and P6-P10 comply with the dimensional requirements for parking spaces. P3, P4, and P5 do not due to the location of the

building. The Site Plan shows a 2020 Toyota Corolla in parking space P3 and a 2020 Ford Excursion in space P8. On the Site Plan, the dashed lines extending into the alley behind the parking spaces show the turning radius of each vehicle when backing out of the space.

The application indicates that the angled parking off the alley would be used for Staff parking only and would not be available to the people dropping off or picking up their children.

There are four parallel parking spaces in front of the structure in the Seventh Street right-of-way. The applicants indicate that these spaces would most likely be used for drop-off and pick-up. However, these parking spaces will remain available for public parking and will not be designated for day care use.

Colorado Mountain College (CMC) has agreed to allow Little Blue to lease three or four parking spaces in their parking lot across Seventh Street. UDC Section 5.8.4. allows for shared parking if it can be demonstrated there are different operating hours or different peak business periods. Little Blue would operate from 7:30 a.m. to 5:30 p.m. It would not be open on the weekends. The CMC parking lot is generally empty during the day with the peak use in the evening.

If this application is approved, an agreement between Blue Lake Preschool LLC and CMC must be recorded.

UDC Section 5.8.6.D.3. states that non-residential uses with more than two parking spaces shall be required to accommodate ingress and egress in forward motion. This code section contemplates an on-site parking lot. In this proposal, eight to ten vehicles would back directly out into the alley.

The angled parking spaces and the head-in space would be gravel. Section 5.8.6.F. requires that the parking be surfaced with impervious surface materials such as asphalt, chip and seal over road base, etc. If this application is approved, Staff would recommend an impervious surface for the angled spaces in order to formalize and stripe the parking area.

The angled parking spaces located off the alley raises the most concern for Town Staff. This concern was clearly expressed to the applicant prior to the submittal of the Special Use Permit application.

The alley is 15 feet wide and extends between 7th Street and 8<sup>th</sup> Street. The 8<sup>th</sup> Street and Main Street is unique as it is a five-way intersection vs. a typical four-way intersection. It is possible in the future, access into the alley from the 8<sup>th</sup> Street and Main Street intersection may be closed due to safety reasons. If this happens, vehicles would have to use the intersection of the alley and 7<sup>th</sup> Street for both ingress and egress. This will not work with the angled parking as proposed. The other residential and commercial uses utilize head-in parking. Approving this parking configuration

would place the Town in a difficult position if, in the future, the five-way intersection was reconfigured to a four-way intersection with alley access closed.

These concerns were expressed during the first referral review of the Special Use Permit application after it was submitted to the Town. The Public Works Director recommended denial of the application until the angled parking issue was resolved. The applicant then submitted a revised application on April 22, 2020; however, the angled parking remains in place. Page 16 of the application includes a discussion of the applicant's decision to retain the angled parking.

The application includes a request for Alternative Compliance for Parking in order to utilize parking spaces on the CMC parcel. After reviewing the UDC, it appears that this would be allowed under the Shared Parking section of the UDC and would not require Alternative Compliance approval.

### Landscaping and Screening

The Landscaping and Screening section of the UDC requires a certain amount of street trees, depending on the size of the tree. In this case, there are four large trees located along the 7<sup>th</sup> Street frontage. This is in compliance.

### Pedestrian Circulation

Section 5.5.3. of the UDC requires certain improvements for pedestrian circulation. Specifically, it requires 5 ft. wide sidewalks. The existing sidewalk in front of the house is 4 ft.

The UDC also requires a pedestrian entrance into each building. There is an existing walkway to the entrance.

If the Planning Commission is inclined to approve the application, the Commission may want to consider requiring a wider public sidewalk as the four parking spaces which will be used for drop-off and pick-up are located along Seventh Street.

### Fences/Variance

The UDC allows the following fence heights:

Front	3 ft. 6 inches (42")
Side	8 ft.
Rear	8 ft.

The fences are proposed as follows:

Front	4 ft. (48")
North Side	5 ft. to 8 ft. (applicant will work with neighbor to the north)

Rear 4 ft.

A variance from the allowed fence height of 42” in the front yard to allow a 48” high fence is included in the application. The Site Plan shows this will be the infant playground. The State of Colorado mandates a 4 ft. (48”) tall fence for the play areas for all preschools and childcare facilities. This is an increase of 4” in height which seems reasonable.

### Variance Criteria

The property is located in the Original Townsite. The UDC states that in the Original Townsite and Weaver's Addition, the placement of residential structures and/or the division of lots prior to zoning and subdivision regulations may have made nonconforming situations or may prevent an owner expanding an existing building or affecting new construction without violating setback requirements. The Town may grant a variance for these situations. An applicant must meet the following criteria:

1. The structure to be built or altered is a residential dwelling unit or an accessory structure to the residential unit;
2. The lot must be located in the Old Town site or Weaver's Addition;
3. The applicant may not have caused the situation or hardship by his/her own actions. An exception may be granted if the owner/applicant built or placed the structure, or split the lot prior to subdivision or zoning regulations being instituted in the Town;
4. The new construction, alteration or addition could not be reasonably placed in another location;
5. The new construction, alteration or addition is designed in a reasonable fashion and results in the variance requested being the minimum amount required in order to achieve the purpose of the variance request;
6. The variance requested does not harm the public or injure the value of adjacent properties; and
7. The granting of a variance will be consistent with the spirit and purpose of the Code.

### Use-Specific Standards

The Use-Specific Standards in UDC Section 4.3.3.B. for Large Day Care uses require the following:

1. All documents from other governmental agencies be transmitted.

*The applicants submitted a letter from the State of Colorado indicating approval.*

2. The site plan shall show the square footage and interior room design in addition to the building footprint.

*A floor plan was submitted with the application.*

3. Projections for the next five years, including proposed number of children or students, teachers, and other support personnel.

*The application details future expansion plans, including number of children.*

### Utilities

Water service is available for the project. Tap fees and fees in lieu of water rights may be required for this use. The existing water service line should be evaluated for adequacy.

Sewer is available for the project. The sewer service line should also be evaluated for adequacy and condition.

### Special Use Permit Criteria

In order to approve a Special Use Permit, the proposal must comply with the following criteria:

1. An approved special use shall meet the purposes of the zone district in which it will be located and all of the criteria and regulations specified for such use in that zone district, including but not limited to height, setbacks and lot coverage;
2. An approved special use shall comply with all applicable fire, building, occupancy and other municipal code provisions adopted by the Town of Carbondale for the protection of public health, safety and welfare;
3. An approved special use shall adequately mitigate traffic impacts in a neighborhood;
4. An approved special use shall not otherwise have an adverse effect upon the character of surrounding uses.
5. Impacts of the proposed use on adjacent properties and the surrounding neighborhood have been minimized in a satisfactory manner.
6. The impacts of the use, including but not limited to its design and operation, parking and loading, traffic, noise, access to air and light, impacts on privacy of

adjacent uses, and others, shall not create a nuisance and such impacts shall be borne by the owners and residents of the property on which the proposed use is located rather than by adjacent properties or the neighborhood.

7. Access to the site shall be adequate for the proposed use, considering the width of adjacent streets and alleys, and safety.
8. The project is in scale with the existing neighborhood or will be considered to be in the scale with the neighborhood as it develops in the immediate future.

## **FISCAL ANALYSIS**

There would be no fiscal impact on the Town.

## **RECOMMENDATION**

Staff agrees that Little Blue provides a much-needed service to the community with their day care program. Staff also agrees the property is a good location for Little Blue with easy access to Sopris Park, the pool, the RFTA bus stop and downtown.

The application is in compliance with the UDC. The only concern is the angled parking configuration off the alley. In the future, this may put the Town in a difficult position because the parking as proposed would be rendered unfeasible if vehicles can only access the parking off of 7<sup>th</sup> Street. Because of that, Staff must recommend denial of the application.

Staff recommends that the following motion be approved: **Deny the Special Use Permit due to the fact that access to the property may be limited in the future with closure of the alley access off of 8<sup>th</sup> Street, making the angled parking off the alley unfeasible.**

### **Findings for Denial of Special Use Permit:**

1. The proposed special use meets the purposes of the Commercial/Transitional zone district with approval of the shared parking proposal with CMC.
2. The special use will comply with all applicable fire, building, occupancy and other municipal code provisions adopted by the Town of Carbondale for the protection of public health, safety and welfare as a building permit will be required alterations to the structure;
3. The special use has not adequately mitigate traffic impacts in the neighborhood due to the fact that the alley access off of 8<sup>th</sup> Street may be closed in the future, making the angled parking off the alley unfeasible.
4. An approved special use shall not otherwise have an adverse effect upon the character of surrounding uses.

5. Impacts of the proposed use on adjacent properties and the surrounding neighborhood will be minimized in a satisfactory manner.
6. The impacts of the use, including but not limited to its design and operation, parking and loading, traffic, noise, access to air and light, impacts on privacy of adjacent uses, and others, shall not create a nuisance and such impacts shall be borne by the owners and residents of the property on which the proposed use is located rather than by adjacent properties or the neighborhood.
7. Access to the site may not be adequate for the proposed use, considering the width of adjacent streets and alleys, and safety.
8. The project is in scale with the existing neighborhood as it develops in the immediate future.

Prepared By: Janet Buck, Planning Director



# TOWN OF CARBONDALE

## PUBLIC WORKS

511 Colorado Avenue  
Carbondale, CO 81623

### Development Review Memorandum

**SUBJECT PROPERTY/DEVELOPMENT:** 55 N. Seventh Street  
**ITEM NUMBER:** LU20-6-7  
**ARCHITECT:** Confluence  
**OWNER:** Millard Farmer III  
**DATE:** April 27, 2020

### REVIEW COMMENTS (New comments underlined in *Italics*):

#### Water:

- Water service is available for the project.
- Project may result in system improvement fees and water rights dedication fees.
- Existing service line should be evaluated for adequacy.

#### Sanitary Sewer:

- Sewer is available for the project.
- Existing service line should be evaluated for adequacy and for condition.

#### Landscaping/Planting:

- None

#### General/Other:

- The alley where employee parking is proposed is 15 feet wide and goes between 8<sup>th</sup> Street and 7<sup>th</sup> Street. The 8<sup>th</sup> Street end currently accesses Main/8<sup>th</sup> Street via a curb cut in the sidewalk on the southeast corner of the Main/8<sup>th</sup> Street intersection. This is a very unique situation as it renders the Main/8<sup>th</sup> Street intersection as essentially a 5-way intersection versus a 4-way. Compounding this is the fact that the intersection of Main/8<sup>th</sup> Street is a skewed intersection. It is very possible that in the future, access from the alley into this intersection could be closed based on safety reasons. If this happens, traffic would have to use the intersection of the alley and 7<sup>th</sup> Street for both ingress and egress. This scenario is not compatible with angled parking in the alley. Every other residence/business that has parking off of the alley has head-in parking which allows the alley to be closed at 8<sup>th</sup> Street in the future without major implications. Allowing the angled parking would essentially tie our hands if the need ever arose to address a safety concern. The applicant was made aware of these concerns prior to application and chose to submit the application with angled parking anyway. Public Works does not recommend approval of this application until the angled parking issue is resolved.

The applicant submitted a revised application on April 22<sup>nd</sup>. In this revised application, they left angled parking in the alley as it was on the original submittal. A discussion of the applicant's decision to leave angled parking in the alley is included on page 16 of the application.

- The first three bullet points are directly related to project cost and/or future revenue potential related to the project. While staff understands that these are concerns, they are directly related to the chosen site and its constraints. Tying the Town's hands on future decisions related to the intersection of 8<sup>th</sup> and Main based on the project's financial viability seems inappropriate.
- Staff has no opinion on the fourth bullet point.
- The fifth and sixth bullet points have no bearing on staff's recommendation. Regardless of who is using it or how many times a day it is used, allowing angled parking requires a through alley thus reducing the Town's future options at 8<sup>th</sup> and Main.
- The seventh bullet point is irrelevant as we have no idea when an issue might occur that would change the community's perception of the current configuration of the intersection of 8<sup>th</sup> and Main. In addition, staff is not aware of another similar intersection (the intersection of two collector streets meeting on a skewed angle with an alley coming into it.)
- Staff has no opinion on the last bullet point.

Public Works continues to NOT recommend approval of this application until the angled parking issue is resolved.

**TOWN OF CARBONDALE**

**PLANNING DEPARTMENT**  
**REVIEWING AGENCY FORM**

PLANNING ITEM #: LU20-6-7

DATE SENT: 4-25-20

COMMENTS DUE: 5-8-20

TO: \_\_\_\_\_

To assist the Town in its review of this project, your review and written comments are requested. Please notify the Planning Department if you will not be able to respond by the date listed above. Questions regarding this project should be directed to the Planning Department, 963-2733.

APPLICANT: Blue Lake Preschool, Inc.

OWNERS: Millard Courtney Farmer III

LOCATION: 55 N. 7<sup>th</sup> Street

ZONE: Commercial/Transitional and Residential Medium Density

PROJECT DESCRIPTION: **This is a revised application.** Proposal to relocate The Little Blue Preschool from the facility at 8<sup>th</sup> and Merrill Avenue to 55 N. 7<sup>th</sup> Street. Little Blue is currently licensed to provide care for 29 children. The relocation will allow them to care for 36 children. This requires a Special Use Permit. The application includes a request for a variance from the maximum height of 42" for a fence in the front yard to allow a four foot fence.

PLANNING STAFF CONTACT: Janet Buck

The following are conditions or comments I would offer regarding this item: (Attach separate sheet if necessary)

1. The current access off North 7th Street is adequate.
2. The existing water system is capable of providing the required fire flow and the existing fire hydrants are adequate.

Date: May 8, 2020

Bill Gavette  
Deputy Chief  
Carbondale & Rural Fire Protection District  
970-963-2491

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Please return comments to both:

[jbuck@carbondaleco.net](mailto:jbuck@carbondaleco.net)  
[msikes@carbondaleco.net](mailto:msikes@carbondaleco.net)

Planning Department  
Town of Carbondale  
511 Colorado Avenue  
Carbondale, CO 81623

**LAND USE APPLICATION FOR  
Little Blue (Blue Creek Preschool, Inc.)**

**Proposed Large Day Care  
(Child Care Facility)  
At 55 No. 7<sup>th</sup> Street**

Special Use Permit  
Variance for Front Yard Fence

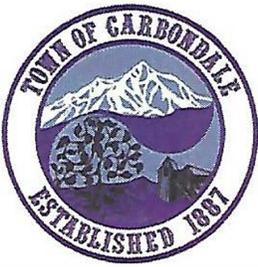
**Carbondale, Colorado**

**February 2020  
Revised – April 21, 2020**

## **Section1**

### **Application and Ownership Documents**

- **Application Forms**
- **Proof of Ownership**
- **Letters of Authorization**
- **Project Team**



Town of Carbondale  
511 Colorado Ave  
Carbondale, CO 81623  
(970)963-2733

Pre-Application Meeting Date \_\_\_\_\_  
Fees \_\_\_\_\_ Date Pd \_\_\_\_\_

**Land Use Application**

**PART 1 – APPLICANT INFORMATION**

Applicant Name: Blue Lake Preschool Phone: 963-4380

Applicant Address: 0189 J.W. Drive, Unit C Carbondale

E-mail: blps @ bluelake-preschool.org

X Owner Name: Millard Farmer X Phone: (409) 307-9287

X Address: 5.5 7th St

X E-mail: MittFarmer@earthlink.net

Location of Property: provide street address and either 1) subdivision lot and block; or 2) metes and bounds:

**PART 2 – PROJECT DESCRIPTION**

size after updated  
ILC is 11,582 SF

General project description:

TAKE EXISTING SFD HOME AND OBTAIN APPROVALS FOR LARGE DAY CARE HOME / PRESCHOOL (7 CHILDREN OR MORE).

Size of Parcel: 11,875 SF # Dwelling Units: 0 Sq Ftg Comm: NA

Type of Application(s): SPECIAL USE PERMIT & VARIANCE FOR FENCE HT. FRONT YARD

Existing Zoning: C/T & R/MD Proposed Zoning: SAME

**PART 3 – SIGNATURES**

I declare that I have read the excerpt from the Town of Carbondale Municipal Code Article 8 Land Use Fees. I acknowledge that it is my responsibility to reimburse the Town for all fees incurred as a result of this application.

I declare that the above information is true and correct to the best of my knowledge.

Mica \_\_\_\_\_ Date 2/13/2020  
Applicant Signature

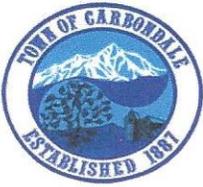
Signature of all owners of the property must appear before the application is accepted.

X [Signature] \_\_\_\_\_ Date 12/12/2019  
Owner Signature

X [Signature] \_\_\_\_\_ Date 12/12/2019  
Owner Signature

STATE OF COLORADO )  
 ) ss.  
COUNTY OF GARFIELD )  
Little Blue Land Use Application )

The above and foregoing document was acknowledged before me this 12 day of



**Town of Carbondale  
Special Use Permit  
Checklist**  
(970) 963-2733

**Project Name:**

**Applicant:** BLUE LAKE PRESCHOOL, INC.

**Applicant Address:** 0189 J.W. DRIVE, UNIT C CARBONDALE, CO 81623

**Location:** 55 NO. TU ST.

**Date:** FEB 18 2020

**Staff Member:**

**Section 2.3 of the UDC requires a pre-application meeting with planning staff prior to submittal of a land use application.**

**Per Section 2.3.2.B of the UDC, the Planning Director shall determine the form and number of application materials required.**

**Required Attachments**

- Filing Fee of \$400 for Special Use Permit & Land Use Application (separate attachment).
- A letter requesting the review of the proposed plan for the building project.
- Proof of property ownership.
- A site plan showing the footprint of all buildings, existing and proposed parking configurations, trash locations, driveways and circulation, alleys, sidewalks, fences, open space, the location of all utilities and easements, and the design of each structure proposed, and other details demonstrating conformance with regulations and development standards applicable to the proposed use, the site, and the zoning district in which the use will be located.
- A description of the uses on the adjacent properties (including the number of dwelling units if known) and on the surrounding block, to the extent this can be determined by observation and photographs of the streets (and where applicable, alleys) to document the existing site, surrounding uses and parking conditions.
- Rules and regulations to govern the proposed use if applicable;
- If applicable, conceptual building elevations with notes indicating types of construction, exterior finishes, location of entry doors, decks, etc. Such plans shall be drawn at a scale suitable for definitive review.

X Parking counts for the entire block if the proposed use will generate the need for additional parking (both sides of street and in the alley if applicable). These counts shall be taken at 7:30 a.m. and 7:30 p.m. one day during the week and on a weekend day (allowances will be given for winter applications). A table of site data calculations indicating

- i. Total number of dwelling units and number of each type of unit (studio, one bedroom, etc).
- ii. Total area of all impervious surfaces, including area covered by primary buildings and accessory buildings, area covered by parking areas and garages, driveways, decks, sidewalks and other pervious surfaces.
- iii. Building or structure height.
- iv. Total landscaped area.
- v. The amount of private outdoor open space and the amount of bulk storage space.
- vi. Approximate size of each type of dwelling unit.
- vii. A list of all property owners within 300 feet.
- viii. A map showing adjoining zone districts within 300 feet if this area includes different zone districts than the subject site.
- x. Other details, plans or proposals that will aid the determination of whether the proposed use is in conformance with all regulations, development standards and review criteria applicable to the proposed use, the site, and the zone district in which the use will be located, or otherwise demonstrate that any impacts of the proposed use will not have a unreasonable adverse impact upon surrounding uses.

X Additional information requested at the pre-application meeting:

VARIANCE FOR FENCE HEIGHT

SHOW ALL PARKING ON SITE FOR STAFF

PARKING COUNTS

DISCUSS ALLEY



# Town of Carbondale

## Variance Checklist

(970) 963-2733

**Project Name:**

**Applicant:**

**Applicant Address:**

**Location:**

**Date:**

**Staff Member:**

Section 2.3 of the UDC requires a pre-application meeting with planning staff prior to submittal of a land use application.

Per Section 2.3.2.B of the UDC, the Planning Director shall determine the form and number of application materials required.

### Required Attachments

- Filing Fee of \$300 and Land Use Application (separate attachment)
- A site plan showing the footprint and proposed use of all buildings, parking configuration and other details necessary to demonstrate that the proposed use and site conforms with all other requirements of the zone district and variance requirements.
- A written statement indicating how the variance will meet the criteria in section 2.7.1.c.3.a or 2.7.1.c.3.b, whichever is applicable.
- Additional information requested at the pre-application meetings:

PART OF SPECIAL USE PERMIT FOR BLUE  
LAKE PRESCHOOL, INC.

6-22-16

PERSONAL REPRESENTATIVE'S DEED  
(Testate Estate)

THIS DEED is made by Thomas D. Ferguson, as Personal Representative of the Estate of Marvin Ferguson, deceased ("Grantor"), to the Millard Courtney Farmer III, whose address is 40 Nimmons Street, Newnan, GA 30263, ("Grantee").

WHEREAS, the above-named decedent in his lifetime made and executed his Last Will and Testament dated March 18, 2016, which Will was duly admitted to informal probate on June 29, 2016, by the District Court in and for the County of Garfield and State of Colorado, Probate No. 2016-PR-30050; and

WHEREAS, Thomas D. Ferguson was duly appointed Personal Representative of said Estate on June 29, 2016, and is now qualified and acting in said capacity;

NOW, THEREFORE, pursuant to the powers conferred upon Grantor by the Colorado Probate Code, Grantor does hereby sell, convey, assign, transfer, and set over unto Grantee, for and in consideration of the sum of Five Hundred Fifty Thousand Dollars, (\$550,000.00), the following described real property situate in the County of Garfield, State of Colorado:

Lots 1, 2, 3 and 4, Block 21  
TOWN OF CARBONDALE

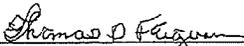
and

the South 15 feet of Lots 1, 2, 3, 4 and 5, Block 7  
WEAVERS ADDITION TO THE TOWN OF CARBONDALE

also known as street and number: 55 N. 7<sup>th</sup> Street, Carbondale, CO 81623

with all appurtenances subject to: Taxes and assessments for 2016 and subsequent years, and easements and restrictions of record.

Executed this 17 day of September, 2016.

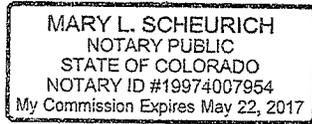
  
\_\_\_\_\_  
Thomas D. Ferguson, Personal Representative of the  
Estate of Marvin Ferguson, Deceased

STATE OF COLORADO )  
COUNTY OF Garfield ) ss.

The foregoing instrument was acknowledged before me this 12 day of September 2016, by Thomas D. Ferguson, as Personal Representative of the Estate of Marvin Ferguson, Deceased.

Witness my hand and official seal.

My commission expires: \_\_\_\_\_.



M Scheurich  
Notary Public



Blue Lake Preschool

February 17, 2018

Janet Buck, Director  
Town of Carbondale Planning Department  
511 Colorado Avenue  
Carbondale, CO 81623

RE: 55 North 7<sup>th</sup> Street

This letter authorizes Mark Chain of Mark Chain Consulting, LLC to submit an application for a Large Day Care Home/Preschool, in the name of Blue Lake Preschool, Inc. for the above noted property and act as a representative for the owners during the review of the application by own Staff.

Sincerely,

A handwritten signature in black ink, appearing to read 'Angela Loughry', with a long horizontal flourish extending to the right.

---

Angela Loughry, Board Member  
Blue Lake Preschool, Inc.  
0189 J.W. Drive, Unit C  
Carbondale, CO 81623

0189 JW Drive Suite C, Carbondale, CO 81623 (970) 963-4380  
744 Merrill Ave. Carbondale, CO 81623 (970) 963-7415  
www.bluelakepreschool.org blps@sopris.net

## PROJECT TEAM

### **Applicant**

Blue Lake Preschool, Inc.  
0189 J.W. Drive, Unit C  
Carbondale, CO 81623  
970.963.4380  
[blps@bluelakepreschool.org](mailto:blps@bluelakepreschool.org)

### **Property Owner**

Millard Farmer  
40 Nimmons Street  
Newnan, GA 30263  
[mittfarmer@earthlink.net](mailto:mittfarmer@earthlink.net)

### **Architect**

Angela Loughry, Architect, LEED BD+C  
515 Crystal Circle  
Carbondale CO 81623 USA  
970.963.9720 office  
[angela@confluencearchitecture.com](mailto:angela@confluencearchitecture.com)

### **Surveying**

Sopris Engineering  
502 Main Street, Suite A3  
Carbondale, CO 81623  
970.704.0311

### **Planning/Coordination**

Mark Chain  
Mark Chain Consulting, LLC  
811 Garfield Avenue  
Carbondale, CO 81623  
970.963.0385 (office)  
970.309.3655 (cell)  
[mchain@sopris.net](mailto:mchain@sopris.net)

# **SECTION 2**

## **Application Narrative & Background**

- **Application Narrative**
- **Zone District Map of Area**
- **Site Plan**
- **Responses to Approval Criteria for Special Use Permit and Fence Height Variance**
- **Map showing parking counts and photos of parking**

## SECTION 2

### APPLICATION INFORMATION AND BACKGROUND

**Property Location:** The new proposed property location for the Little Blue Preschool is 55 North 7<sup>th</sup> Street. This property is 11,582 SF in size and is located on the west side of 7th Street, one half block north of Main Street and across the street from CMC and the Way Home/Landmark (689 Main). The property has been owned by Mitt Farmer since 2016 and was previously owned by the Ferguson Family for a number of decades.

**Legal Description:** Lots 1, 2, 3 & 4, Block 21 of the Original Townsite

And

The southmost 15 feet of lots 1 through five, Block 7 of the Weavers Edition to the Town of Carbondale

**Zoning:** Commercial/Transitional (C/T)  
R/MD (it appears that a strip 15 feet in width at the northern portion of the property may be zoned R/MD)

**Application Date:** February 2020 - Revised April 21, 2020

#### Type of Application

1. **Special Use Permit.** The Blue Lake Preschool, Inc. hereby submits an application for a Day Care (Child Care Facility) for 7 or more children according to Table 4.2 – one of the Carbondale UDC. This land use is subject to a Special Use Permit process according to the UDC, with a public hearing in front of the Carbondale Planning & Zoning Commission. The Planning Commission is the final decision-making body in this type of land use review.
2. **Variance.** Concurrently, the applicant is asking for a variance to allow a 4-foot-high fence within the front yard setback (Section 5.5 A.1 prescribes a maximum fence item 42 inches in nonresidential Zone Districts). State Child Care regulations mandate a 4-foot-high fence for safety reasons. We will therefore be addressing variance criteria outlined in Section 2.7.1.C.3.(a.i) of the UDC.

## Project Description

Blue Lake Preschool Inc. has the property at 55 North 7th St. under contract. The plan is to relocate or expand their existing facility at 8<sup>th</sup> and Merrill Ave to this location. The proposal is to remodel the existing residence into a Child Care Facility. Front and rear yards will be upgraded for open space/required outdoor play areas. The south side of the property, with access to the alley, will be used for 4 to 7 caregiver and director parking spaces. CMC has agreed to allow Blue Lake Preschool to lease three (3) or four (4) parking spaces in order to help decrease potential traffic loads for this alley. An accessible parking space will be provided in the front yard, with back up access to 7<sup>th</sup> Street. 4 parallel drop-off spaces are directly in front of the property on the public way and can be used for parents dropping and picking up children.

Little Blue Preschool is currently licensed to provide care for 29 children each day at its current location. The proposed move or expansion from the Merrill Avenue site will allow up to 36 children to be cared for each day. Below is a statement from the Blue Lake Preschool Director, Michelle Oger, on the purpose of the relocation and their operations

### Program Description

Blue Lake Preschool is a non-profit preschool with a twenty-six-year history of caring for children in the Roaring Fork Valley. We provide quality care in a year-round program with hours that meet the needs of working families. We have a location in the Blue Lake area in El Jebel and in December of 2015 opened a location in Carbondale. We are currently on the corner of 8<sup>th</sup> Street and Merrill Ave and have the opportunity to purchase space at 55 N 7<sup>th</sup> Street. This new location would be beneficial to our program, the kids in our care, and the families in Carbondale.

Little Blue is currently licensed to care for 29 children each day. The location on 7<sup>th</sup> street will allow us to care for 36 children each day. This will help support working families from Carbondale that are struggling to find care for their children. We are one of the few centers in the valley to care for children under the age of two. We have an infant, toddler, and preschool room and care for children ages 6 weeks – 6 years old. We are open Monday – Friday from 7:30 – 5:30. These hours accommodate working families yet have little impact on neighbors during the evening and weekend hours. The location on 7<sup>th</sup> street is a great location to allow the kids easy access to Sopris Park, the Carbondale Pool, and the RFTA bus stop. Our preschool kids participate in a number of activities including swim lessons, gymnastics, ice skating, the library program, ski school and field trips to a number of the amazing places our valley has to offer such as Hallam Lake, Rock Bottom Ranch, the fish hatchery, and Roaring Fork Conservancy in addition to community services such as the post office, grocery store, and fire station! Our program is non-discriminatory and cares for children

from all backgrounds. We participate in programs to aid at-risk children and we work with CCAP in Eagle, Garfield, and Pitkin Counties, the Colorado Preschool Program, the Town of Basalt, and Early Head Start to access financial assistance for families in need. For the last ten years we have also raised money to support our own tuition assistance program for children who would not otherwise be able to afford our program. We believe it is imperative for developing children to be cared for in a consistent, creative, and reliable environment. Quality childcare is an important part of our community. Quality care at the preschool level contributes to a positive learning experience in Elementary School and teaches children to have functional relationships with their peers. We take great pride in knowing that what we do supports our community.

## **Site Description**

The site is 11,582 SF in size and is flat. The majority of property is part of the Carbondale Original Townsite It has been used as a residence since 1951. An Improvement Location Certificate and other technical documents are all included in Section 3 for easy reference and comparison.

The basic site dimensions are 115 X 100, though there is additional land at the northwest corner of the property which measures 15 feet by 25 feet. There is a one-story ranch style residence located on the eastern portion of the site that is oriented north to south. There is 1 driveway cut off of 7th Street, though this will be relocated in order to accommodate ADA -accessible vehicles. The majority of the site is characterized by a bluegrass lawn and some trees, though it has not been occupied full time for a few years. The structure was remodeled in 2017 and in the same general layout as when it was occupied by the Ferguson Family.

All utilities are presently extended to the site, including Town water and wastewater. There is a power pole and guy wire at the southwest corner of the property which will initially preclude vehicular access to that point. No easements are shown on the ILC. Please see the ILC for existing conditions.

Initially, there will be an addition to the front of the structure. This will primarily include an access corridor to make it easier and more functional to access individual rooms with minimal disturbance. This addition will also accommodate handicap access, a bathroom and an office.

A minimum of a 4 ft. tall fence for the play areas for all preschools and childcare facilities is required by the State of Colorado. The main playground area to the rear of the structure can utilize 4-foot-high fences and will be UDC compliant. As per neighbor requests, and existing conditions some of the rear fences will be 6-8' tall privacy fences and some will be 4' tall. The infant playground in the front yard is the fence for which the variance is required. A portion of this fence will be placed along the front property line.

The 55 N. 7<sup>th</sup> Street location is ideal for the Little Blue Program as it allows an initial minor expansion of services and allows for the addition of 2 classrooms in 5-10 years. This expansion will occur along the north side of the property. The future expansion to 5 total classrooms will allow additional childcare for waddlers (ages 1-2 years) and an afterschool program.

We feel this is a good location for a Large Childcare Facility. The property is located in Oldtown and has good access from all directions. It is directly opposite CMC, which has its primary usage on evenings during the regular school year. The site has easy access to a number of desirable places in the downtown area noted above. Staff has indicated that there may be concerns about alley usage for vehicles. We are trying to minimize any conflicts and that is one reason why CMC was approached for accommodating half the staff parking needs. We hope by using the alley from west to east we can minimize conflicts at the Eighth Street/Main Street alley intersection. Staff would be utilizing this intersection at approximately 7:15 to 7:30 AM only- the afternoon “rush-hour” is more significant than morning traffic in downtown Carbondale. Staff would exit out to 7<sup>th</sup> Street from the alley at the end of the workday, between 5:30 and 5:45 pm. Please note that if this property was developed under residential guidelines, the UDC would encourage access off the alley and the Average Daily Trips (ADT) would be greater than the proposed usage. Please also note that only staff will be parking in the alley. No alley spaces will be used for parent drop off. The staff work four 10-hour days that are scheduled such that leaving during the mid-day is rare. As this parking is for staff only, Little Blue Preschool can highly control parking. The organization has the ability to assign parking spaces by car size as needed. Staff will be trained on the proper directions and times to use the alley. Please note that the number of staff required at this facility per child served is larger than facilities that don’t serve infants. By licensing requirement, 1 staff member is required for each 5 infants. Little Blue maintains a ratio of 4:1 or less. By comparison, children above 4 have a state licensing ration of 1:12. Little Blue is committed to providing infant care as it is in such short supply in the region. This commitment burdens the project with an additional parking requirement to accommodate the extra staff.

To provide data for analysis, traffic counts for usage of the alley were taken for two 30-minute time periods, one during the morning rush hour and the other in the early evening. Traffic counts occurred on February 11, 2020. Information provided below:

Time	Entering Alley from 5-Way Intersection	Exiting to 5-Way Intersection	Entering from N 7 <sup>th</sup>	Exiting to N 7 <sup>th</sup>
7:15-7:45 am	1	1	1	2

5:15-5:45 pm	0	0	3	0
-----------------	---	---	---	---

Town Staff as indicated a concern because the western terminus of this alley forms a five Way intersection at 8 Street/Main intersection. The issue is that if angle parking is allowed on site, this will reduce town options in the future if it is decided that this alley access should be blocked off or eliminated.

We understand the Town’s concern. The project designer and the Board of Blue Lake Preschool studied this issue extensively. They examined a number of parking and access options before submitting the application. These included straight in/perpendicular parking off the alley to accommodating much of the parking on-site, mostly at the northern portion of the site. More than 10 options were reviewed. After extensive discussion and a number of meetings, the Board is of the opinion that the site plan option submitted is the best option for a number of reasons. They are:

- the proposed plan has the least upfront cost for developing the property.
- Other options reduce the number of children or infants that can ultimately be served; in some cases, the reduction is as many as 17 children.
- Due to the location of the existing structure, the proposed option is the most efficient parking. Head in parking spaces on the south or the north require demolition or relocation of part of the existing structure.
- In general, the location provides good access to all parts of the community in all directions; much better than if an alternative location was provided.
- The one-way access plan for “staff only” uses the 8<sup>th</sup> Street/Main entry only in the morning hours.
- Alley access will only be used by staff and not for parent/authorized adult pickup or drop-off.
- Anecdotally, it appears that traffic accidents are not higher at this intersection when compared to other similar intersections in town.
- The board is of the opinion that it is in the public good to provide access for as many families and children/infants as possible for these critically needed childcare services.

The option for offsite parking at CMC, is submitted per UDC section 5.8.4.B Parking Alternatives-Off-Site Parking. A point by point response to the criteria is included below:

Criterion for Approval	Response
1. a.) Location- Off-site parking may be allowed only in the HCC district, or outside the HCC upon issuance of a permit for a special event	The Little Blue Site is zoned C/T and the CMC site is a PUD. Both are HCC adjacent. We ask the Town to extend this off site parking to this unique use and

	location as it will be a benefit to the larger public.
<p>1. b.) Location- No off-site parking space may be located more than 600 feet from an entrance to a principal use (or more than 150 feet from residential uses in the HCC district), measured along the shortest legal pedestrian route. Off-site parking spaces shall be connected to the use by acceptable pedestrian facilities, as defined in Section 5.5.3: Pedestrian Circulation, of this Code. Offsite parking spaces may not be separated from the use served by a street right-of-way with a width of more than 80 feet, unless a grade-separated pedestrian walkway, a traffic signal, a shuttle bus, or other traffic control is provided or other traffic control or remote parking shuttle bus service is provided</p>	<p>The proposed shared spaces are the 4 westmost spaces in the CMC parking lot. They are 355' via legal pedestrian route from the front door of Little Blue Preschool</p> <p>Offsite parking is connect by public and private sidewalks</p> <p>The right of way that separates the offsite parking is 7<sup>th</sup> Street which is 75'</p>
<p>2. Control of site- With the exception of the HCC zoning district, required parking spaces for residential uses shall be located on the site of the use or within a tract owned in common by all the owners of the properties that will use the tract.</p>	<p>None of the proposed shared parking is for a residential use.</p>
<p>3. Agreement for Off-Site Parking - In the event that an off-site parking area is not under the same ownership as the principal use served, a written agreement between the record owners shall be required. An attested copy of the agreement between the owners of record shall be submitted to the Town for recordation in a form acceptable to the Town Attorney. Recordation of the agreement shall take place before issuance of a building permit or certificate of occupancy for any use to be served by the off-site parking area. In the event that an off-site parking agreement is terminated, all required off-street parking spaces shall be provided in accordance with the requirements of this chapter. No use</p>	<p>See attached Letter of Intent. If off site parking is approved by the Town, agreement meeting this standard will be executed.</p>

<p>shall be continued if the parking is removed unless substitute parking facilities are provided, and the Director shall be notified at least 60 days prior to the termination of a lease or agreement for off-site parking.</p>	
<p>4. Ineligible Activities Required parking spaces for persons with disabilities may not be located off-site.</p>	<p>Parking space for persons with disabilities are provided on site.</p>

## Zoning & Licensing Overview

The Town’s “C/T Zone District” allows Large Day Care Facilities and Schools by special use permit. Preschool is included in the definition of “Schools” according to the Town definition. Day Care and Preschools are licensed by the State and County. This facility is considered a Large Daycare Facility as it provides care for children from 6 weeks through 6 years in age. A copy of the current Blue Lake/Little Blue license is attached as part of the application.

Child Care Facilities are licensed by the State of Colorado, Office of Early Childhood. A plethora of rules and regulations exist through this agency. These regulations may be viewed at [http://coloradoofficeofearlychildhood.force.com/oec/OEC\\_Providers?p=Providers&s=Support-Resources-and-Guides&lang=en](http://coloradoofficeofearlychildhood.force.com/oec/OEC_Providers?p=Providers&s=Support-Resources-and-Guides&lang=en). Additionally, facility data is updated annually and a licensing agent from the state visits each facility annually. In addition to state licensure, all Blue Lake Preschool facilities participate in the voluntary Colorado Shines program that inspects and rate each program annually on quality in 5 areas (workforce qualification, family partnerships, administrative practices, learning environment, and child health).

### Other Involved Agencies

Child Care facilities are also inspected and must obtain an approving inspection report from the local fire department (Carbondale & Rural Fire Protection District) and the State Department of Public Health & Environment.

### Exemptions

Many of Planning Commissioners and Board members may be familiar with the fact that schools in many instances are exempt from the normal land use regulations of local jurisdictions. An exemption also exists for Child Care Facilities according to the Colorado Revised Statutes (State Child Care Act –

C.R.S. 26 – 6 104.5). This section allows the granting of a provisional license for a Preschool or childcare for up to 6 months when there is a zoning or other delay between a childcare facility and a local jurisdiction.

## **Neighborhood Context**

The new site of the proposed Little Blue Preschool facility is located on the west side of 7<sup>th</sup> Street. A map showing the subject site and adjacent land uses is attached. As one familiar with the location being less than a block off of Main Street and near the center of town, the subject property is surrounded by a mix of land uses. A quick listing is noted below:

- single-family and small multifamily residential
- alcohol/substance abuse treatment facilities
- Community College
- restaurant/short-term rental establishment
- professional offices
- service establishments/salon
- Carbondale Community Pool

The Child Care Facility would have good vehicular access at this location. Main Street and Colorado Avenue provide good east-west access to State Highway 133, 8th Street, and even County Road 100 at the east end of Main Street. 6<sup>th</sup>/Weant, 7th Street and 8<sup>th</sup> Street provide easy links to the north and south portions of town and beyond. Moreover, this is a mixed-use area and the proposed location is not proposing a Child Care/Preschool in an isolated, limited access, quiet residential neighborhood. There were some concerns noted by staff because of proposed use of the alley which have been noted previously. We will also address these specifically at the Public Hearing.

Board members associated with Blue Lake and Little Blue have been talking to property owners in the neighborhood. As is customary, there are some concerns. We will be having a neighborhood meeting in the near future to discuss these issues. Day Care personnel will work transparently to inform the neighbor owners and work with them as much as possible. We therefore hope the public hearing will be as productive as possible.

The location near Main Street, municipal and CMC facilities and the downtown also provide other benefits to the facility. These were previously noted.

Adjacent Zone District Summary (Zone District Map for neighborhood attached)

North:	R/MD
South:	PUD & C/T
East:	HCC & PUD (Colorado Mountain College)
West:	C/T

### **Licensing Summary & Term Request**

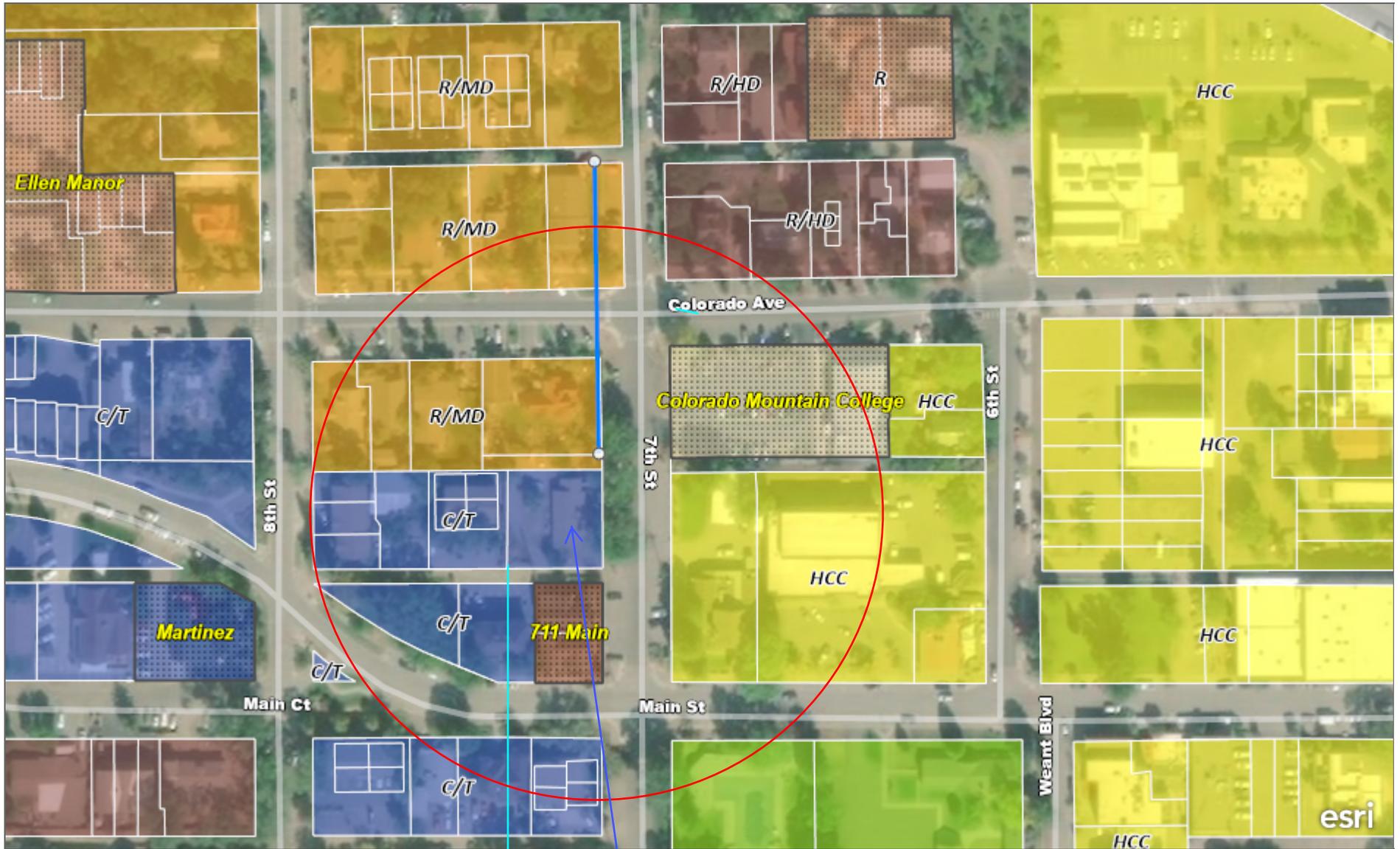
- License to run a state licensed Child Care Center for children 6 weeks to 6 years of age.
- Maximum children per day would be 36 in order to preserve desired child/teacher ratio. We hope to be licensed for 36. To keep ratios and for labor cost, we only intend to serve 33.
- Time of operation: M-F 7:30 AM to 5:30 PM.
- No activities on weekends.

### **Parking, pick-up and drop off**

Significant analysis has been given to pick up and drop off of the children. We are proposing that drop off and pick up of students be accommodated on the west side of 7<sup>th</sup> Street directly adjacent to the property. This would accommodate four (4) vehicles parked parallel at any one time. One option to help facilitate pick up/drop-off would be to designate these four spaces via signage, If allowed by the town.

Parents are free to bring their children at any point in the morning for drop off and pick up at any point in the afternoon. Activity at the 8<sup>th</sup> and Merrill space and at Blue Lake Preschool in Blue Lake indicates that peak times from drop off are between 8:00 and 8:30. Peak pick up times are between 5:00 and 5:30. While the proposed facility can handle 36 children, it is unlikely that an equal number of vehicle drop off/pick up trips will result. This is evident from patterns observable at the 8<sup>th</sup> and Merrill location. That location serves 29 children. Of these children, 6 parents have multiple children at the facility resulting in combined drop off and pick up maximum of 23 family trips. Of the 23 family trips, 6 to 10 trips are done walking or biking. The result is 13-19 vehicle drop off and pickups per school day (55-82% vehicular trips for total pool of children served). The preschool hopes to increase that pedestrian number with the move to 55 N. 7<sup>th</sup> Street which is more central to the town center and closer to RAFTA bus stops. Dedicated bicycle parking is provided on-site in the proposed design.

# Carbondale Zoning District Map



Carbondale, CO Zoning Map

200ft

Microsoft | Garfield County IT Department, RFG (Town of Carbondale)

Proposed property  
55 N 7th Street,  
Carbondale, CO  
81623

Due to the age of the children served, all children arriving at Little Blue must be walked in the door and signed in by an approved adult in the morning and signed out and walked out by an approved adult in the evening. Children will never leave the building or fenced grounds unless accompanied by a guardian or teacher. Additionally, parents speak with school staff daily at drop off and pick up and via daily emails. If there are issues about drop off parking, vehicle idling, alley usage, etc. these issues can be addressed immediately with the daily communications.

- Drop-off time hours in the morning (7:30 - 8:30 AM) and 1/2 hour pick up occurs (5:00 to 5:30 PM)

We will be discussing the traffic in the alley, angled parking, and potential closing of the alley with the fire department in the next week. We will report the results of this discussion to staff as soon as they occur.

We have provided parking counts of the 100 block of North 7<sup>th</sup> Street and the surrounding area at 7:30 AM and between 5 PM and 5:30 PM on two different occasions. The summary information is included in the chart below. Pictures of on street parking are provided at the end of this section.

**Parking counts for 55 N. 7<sup>th</sup> Street**

NEIGHBORHOOD AREA	AM COUNT 12/20	AM COUNT 2/2	PM COUNT 1/7	PM COUNT 2/9
7 <sup>th</sup> Street – West side - 100 block	3	2	6	3
7 <sup>th</sup> Street – East side – 100 block	2	0	1	0
Alley – both sides – between 7 <sup>th</sup> & 8 <sup>th</sup> Streets	9	7	7	11
Colorado-both sides between 7 <sup>th</sup> and 8 <sup>th</sup> Streets	21	21	20	15

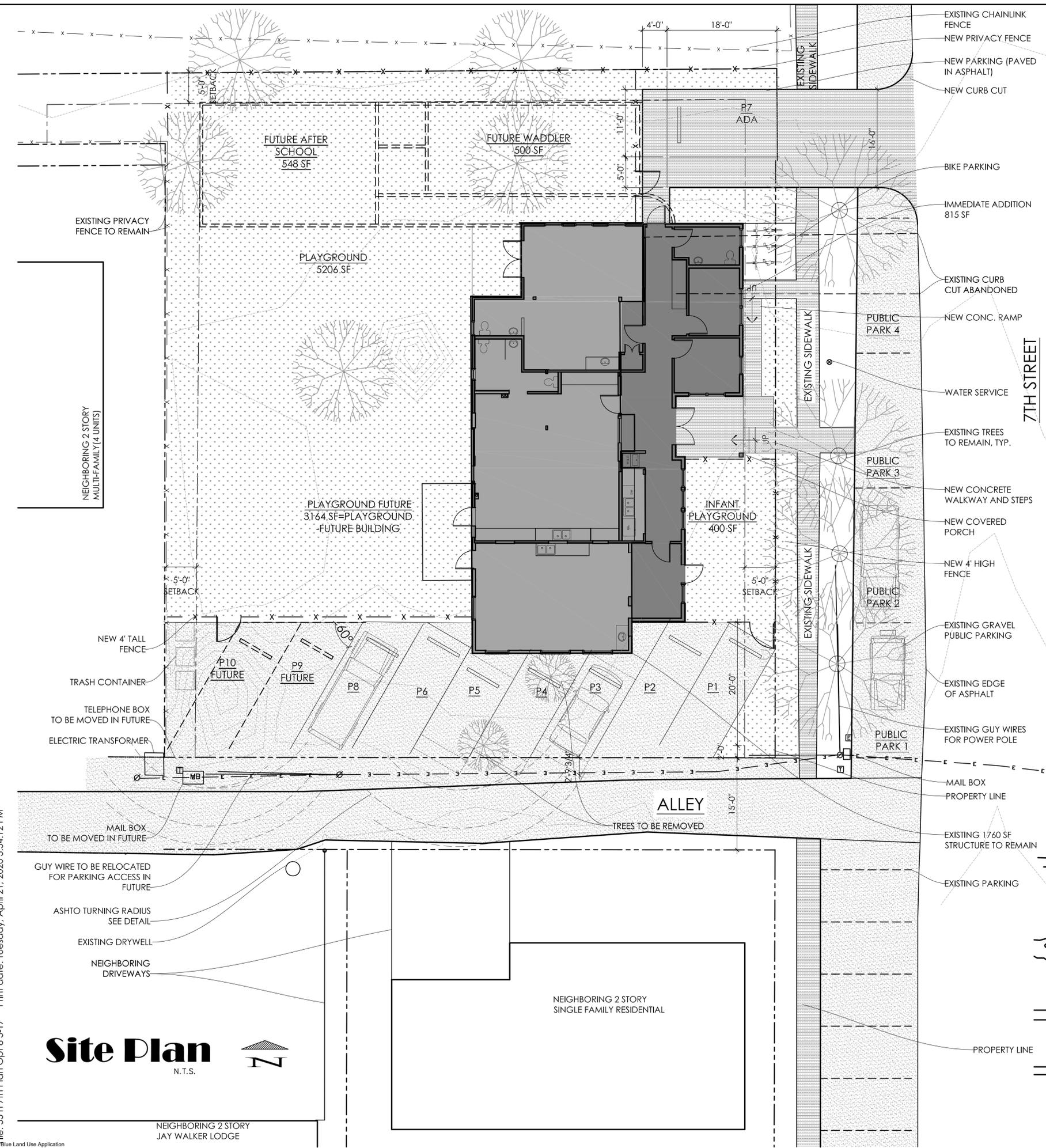
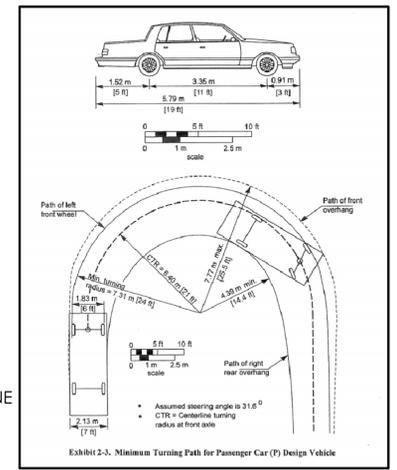
**Site Data Table**

Total Site Area	11,582 sf		
Existing Structure Area	1,760 sf		
Proposed New Structure Area	815 sf		
Proposed New Covered Porch	109 sf		
New Hardscape Area	712 sf		
New Gravel Parking Area	1,995 sf		
	5,391 sf		
New Playground Area		5,606 sf	
New Landscape Area		585 sf	
Impervious %	46.5%		
landscape area %	53.5%		

Building Height	15 ft
Number of Dwelling Units	0

**KEY**

-  GRAVEL
-  HARDSCAPE
-  PLAYGROUND/ LANDSCAPING
-  ADDITION TO BUILDING
-  EXISTING BUILDING
-  FUTURE ADDITION
-  2020 FORD EXCURSION (ONE OF LARGEST PASSENGER VEHICLES ON MARKET)
-  2020 TOYOTA COROLLA MID-SIZED SEDAN



File: 55 n 7th Plan Opt 8 3-17 Print date: Tuesday, April 21, 2020 3:54:12 PM  
 Little Blue Land Use Application

## Building Permit & Improvements Coordination

The project architect has met with the Town Building Official on required upgrades Building Permit documents will be submitted and a permit obtained before proceeding with any construction.

## Land Use Summary and Site Data

Total Site Area	11,582	sf				
Existing Structure Area			1,760	sf		
Proposed New Structure Area			815	sf		
Proposed New Covered Porch			109	sf		
New Hardscape Area			712	sf		
New Gravel Parking Area			1,995	sf		
			5,391	sf		
New Playground Area					5,606	sf
New Landscape Area					585	sf
Impervious % (80% Max)	46.5%					
landscape area % (20% Min)	53.5%					

Building Height	15	ft
Number of Dwelling Units	0	

## RELATIONSHIP TO SPECIAL USE PERMIT CRITERIA

Large Child Care Facilities are subject to Approval Criteria contained in Section 2.5.2. C.3.b(ii) as contained in the UBC. A point by point response to the criteria is included below:

Criterion for Approval	Response
<p>a. An approved special use shall meet the purposes of the zone district and all criteria and regulations specified for such use in the zone district.</p>	<p>We believe this change to a childcare/preschool usage accommodates the transition from residential to a non-residential/public use without overwhelming the neighborhood. Access seems reasonable and development activity on the property will be minimal. Residential usage can return if the market dictates. Activity on the site on weekends and night is minimal to nonexistent. Additionally, the proposed usage will support the Town of Carbondale's working families within the heart of Carbondale. It will provide a key affordability and service element that will draw and retain employees to the area. It will strengthen the Town with a service for working families that is integrated into the community in a way to encourage walking, bus and bike usage. The proposed use is best suited in the heart of the community.</p>
<p>b. An approved special use shall comply with all applicable fire, building, occupancy and other municipal code provisions adopted by the Town of Carbondale for the protection of public health, safety and Welfare;</p>	<p>The proposal meets all fire, building, and zoning provisions of the Town, the Carbondale Fire District and the UDC. There is one exception, front yard fencing for child safety. This is a state and licensing requirement. We have applied for a variance.</p>
<p>c. An approved special use shall adequately mitigate traffic impacts in a neighborhood;</p>	<p>The proposal seeks to minimize traffic in the alley and time of day usage should minimize conflicts. Applicant has the ability to rent parking spaces from CMC which will mitigate traffic impacts on the alley and utilize an underutilized existing impervious parking area limiting impacts on the town storm water infrastructure.</p>
<p>d. An approved special use shall not otherwise have an adverse effect upon the character of surrounding uses.</p>	<p>We are not aware of any significant adverse impact on the neighborhood or surrounding uses. If so, we will try to mitigate.</p>

<p>e. Impacts of the proposed use on adjacent properties in the surrounding neighborhood have been minimized in a satisfactory manner.</p>	<p>We have worked on minimizing traffic impacts. There will be no weekend usage of the property. Use after 5:30 PM is minimal. Further, due to licensing requirement and cost constraints, it is in the interest of the applicant to keep the current building and all future expansions on the ground level. The building will now, and in the future, remain a single story and have no impact on neighbors' solar access or views.</p>
<p>f. The impacts of the use.... Shall not create a nuisance and such impact shall be borne by the owners and residents of the property on which the proposed use is located rather than by adjacent properties or the neighborhood.</p>	<p>The only adverse impact we are aware of is traffic, and we have worked on mitigation as noted throughout the application. Noise will be limited to business hours and be in keeping with the existing business and retail uses in the neighborhood. There will be no blocking of view planes. Impacts related from physical development will be quite modest compared to impacts that could result from other potential development proposals of the site.</p>
<p>g. Access to the site shall be adequate for the proposed use, considering the width of adjacent streets/alleys, and safety</p>	<p>We believe we have mitigated traffic and alley usage adequately. See other portions of application</p>
<p>h. The project is in scale with the existing neighborhood or will be considered to be in the scale with the neighborhood as it develops in the immediate future</p>	<p>The project is in scale with the neighborhood. While there will be a small addition, the same general footprint and height will be maintained. The desire by the applicant to have a minimum of 3400 sf of playground space (the minimum area needed to provide 3 play spaces designed for age levels) will ensure that the proposed building and any future expansions will include ample pervious area beyond almost any other possible use for this site.</p>

## VARIANCE FOR FRONT YARD FENCE HEIGHT

As noted in the project introduction, we are asking for a variance to allow a 4-foot-high fence within the front yard setback (Section 5.5 A.1 prescribes a maximum fence item 42 inches in nonresidential Zone Districts). State Child Care regulations mandate a 4-foot-high fence for safety reasons.

This variance application is being submitted and will be reviewed concurrently with the Special Use Permit. We have submitted all information such as site plans, floor plans etc. Below we are addressing variance criteria outlined in Section 2.7.1.C.3.(a.i) of the UDC on a one-to-one basis.

Criterion for Approval	Response
The subject property has an exceptional circumstance unique to the owners of the property;	Exceptional circumstances - the requirement that all fencing be a minimum of 4 feet in height. State requirement for licensing.
An exceptional practical hardship to the applicant could be shown to occur if the provisions of this code were literally enforced;	A hardship would occur if the variance was not granted. Specifically, an infant or any play area would not be allowed to occur in the front yard. The license for the use may not be granted.
The variance, if granted, is the minimum variance that will afford relief and the least modification possible of the provisions of this code that are in question;	The modification will be the least amount possible. Licensing requirements require 4 feet, and in this area no fence will be greater than that 4 feet.
The applicant did not create the hardship by his/her own actions;	Licensing requirements are a function of the state, not suggested by the applicant or owner.
The variance request does not harm the public or injure the value of adjacent properties;	The variance request does not harm the public. There are probably rational justifications for the 4-foot minimum standard. Most people will not be aware of the 6-inch additional height requirement.
The granting of the variance will be consistent with the spirit and purpose of the code.	The granting of the variance is consistent with the spirit and purpose of the UDC.

## **NEIGHBORHOOD PARKING COUNTS AND PHOTOS**

Observation Area  
12/20/19 7:30 AM

Total Cars Parked  
in Study Area: 43



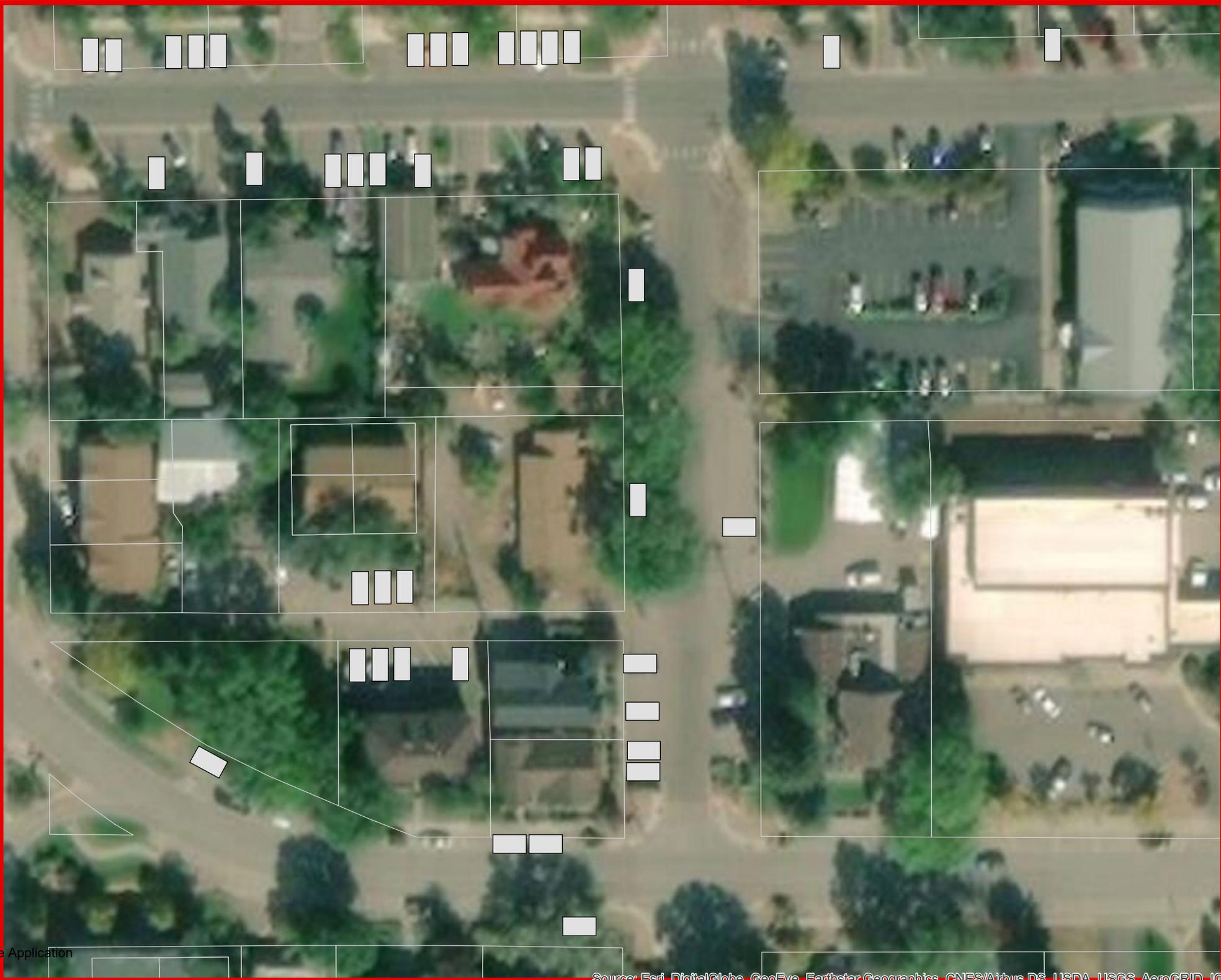
**Parking Count - December 20, 2019, 7:30 AM**



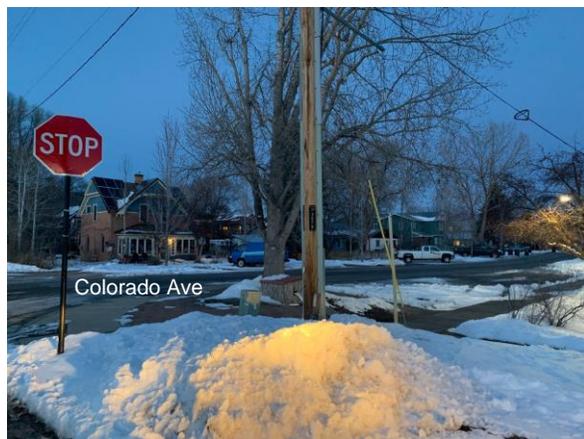


Observation Area  
1/7/20 5:20 PM

Total Cars Parked  
in Study Area: 40



**Parking Count – January 7, 2020, 5:20 PM**





Observation Area  
2/2/20 7:30 AM

Total Cars Parked  
in Study Area: 35



**Parking Count – February 2, 2020 7:30 AM**



Observation Area  
2/9/20 5:00 PM

Total Cars Parked  
in Study Area: 35



# Parking Count – February 9, 2020 5:00 PM

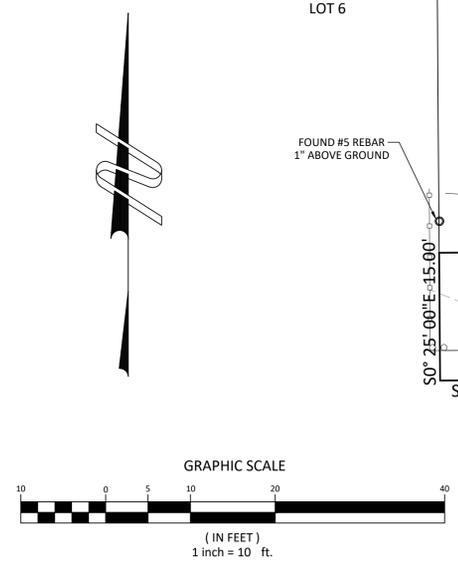
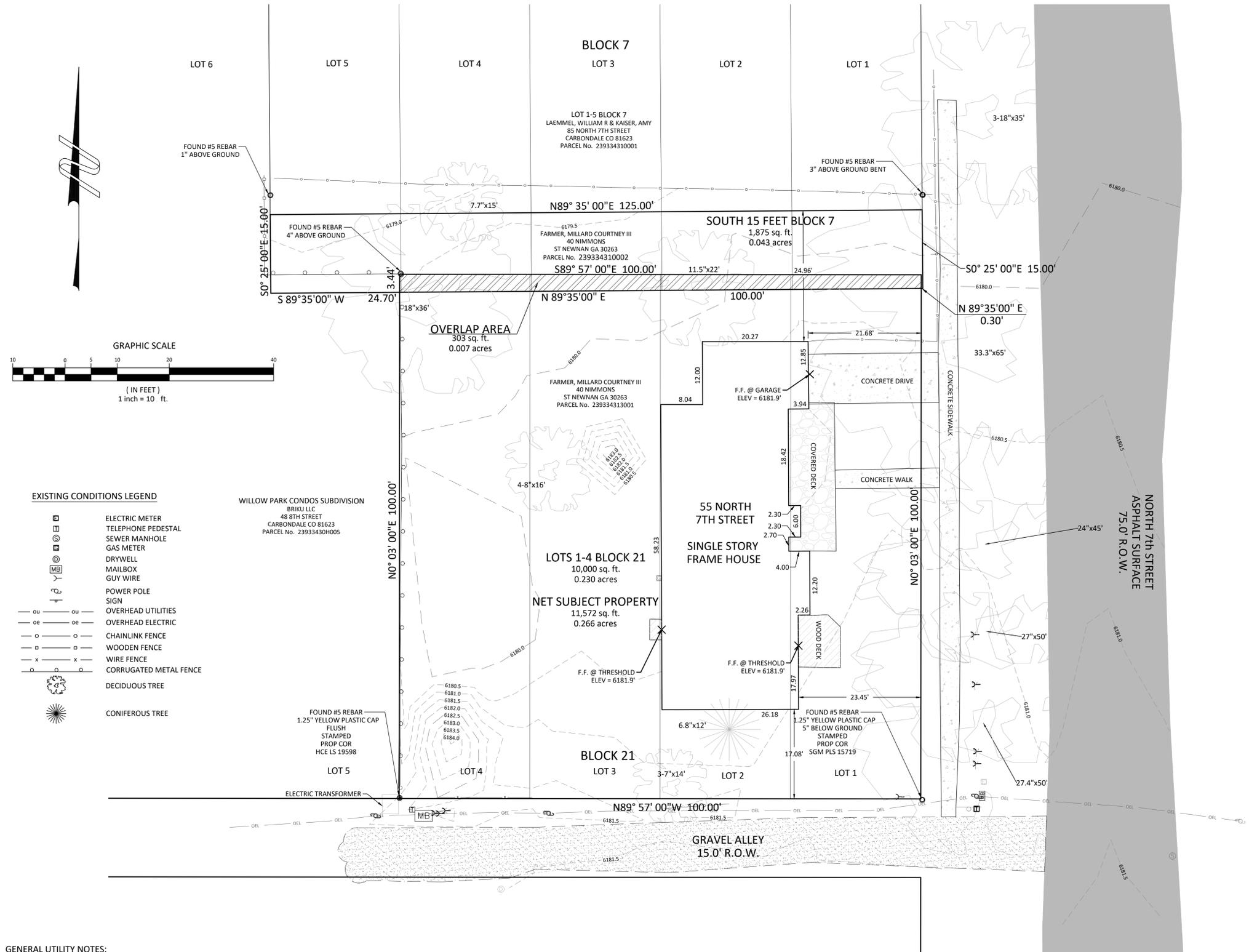
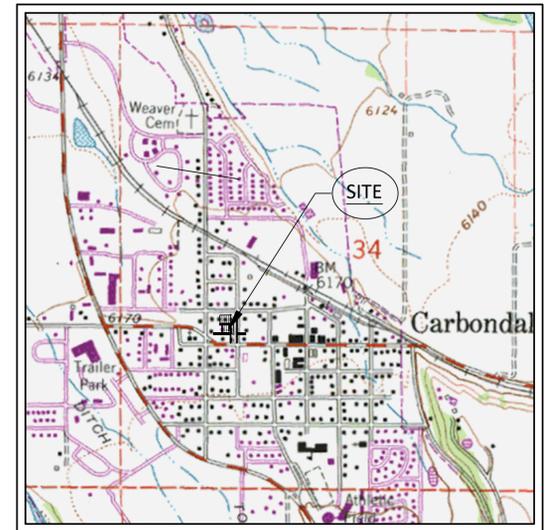


## **Section 3**

### **Miscellaneous Documents**

- **Improvement Location Certificate**
- **Child Care License**
- **Letter of Intent – with Colorado Mountain College**
- **floor plan**
- **building elevations**
- **List – Property Owners within 300 ft.**
- **Description of adjacent land uses**

IMPROVEMENT LOCATION CERTIFICATE MAP OF:  
**55 NORTH 7TH STREET**  
 A PARCEL OF LAND SITUATED IN LOTS 1, 2, 3, AND 4  
 OF SECTION 34 TOWNSHIP 7 SOUTH, RANGE 88 WEST OF THE 6th P.M.  
 TOWN OF CARBONDALE, COUNTY OF GARFIELD, STATE OF COLORADO  
 SHEET 1 OF 1



**EXISTING CONDITIONS LEGEND**

	ELECTRIC METER
	TELEPHONE PEDESTAL
	SEWER MANHOLE
	GAS METER
	DRYWELL
	MAILBOX
	GUY WIRE
	POWER POLE
	SIGN
	OVERHEAD UTILITIES
	OVERHEAD ELECTRIC
	CHAINLINK FENCE
	WOODEN FENCE
	WIRE FENCE
	CORRUGATED METAL FENCE
	DECIDUOUS TREE
	CONIFEROUS TREE

WILLOW PARK CONDOS SUBDIVISION  
 BRIKU LLC  
 48 8TH STREET  
 CARBONDALE CO 81623  
 PARCEL No. 23933430H005

**GENERAL UTILITY NOTES:**  
 The locations of underground utilities have been plotted based on utility maps, construction/design plans, other information provided by utility companies and actual field locations in some instances. These utilities, as shown, may not represent actual field conditions. It is the responsibility of the contractor to contact all utility companies for field location of utilities prior to construction.

- NOTES**
- Date of Survey: February 6, 2020.
  - Date of Preparation: February 10-12, 2020.
  - Basis of Bearing: A bearing of S 89°57'00" E between the found town control monuments found inside monument boxes at the intersections of Euclid Avenue & 8th Street and the intersection of Euclid Avenue and 4th Street.
  - Basis of Survey: The plat of the Town of Carbondale recorded December 17, 1887 in Plat Book 3 at Page 13 as Reception No. 5889. Easements, rights of way and other matters shown on the plat for Weavers Addition to the Town of Carbondale, recorded March 23, 1899 as Reception No. 21601.
  - Basis of Elevation: Project based on Global Position System (GPS) observation from the Continuous Operating Reference Station (CORS) SE01 utilizing the Continental United States 2012 Geoid Model (GEOID 12B Conus) and based the 1988 North American Vertical Datum (NAVD88), this established a site benchmark elevation of 6181.07' on the south east property corner: FOUND #5 REBAR 1.25" YELLOW PLASTIC CAP 5" BELOW GROUND STAMPED PROP COR SGM PLS 15719
  - This survey does not constitute a title search by Sopris Engineering, LLC (SE) to determine ownership or easements of record. For all information regarding easements, rights of way and/or title of record, SE relied upon the above said plat described in note 4 and the title commitment prepared by Title Company of the Rockies, Commitment No. 0602337 - C, effective date of January 3, 2020.
  - This Improvement Location Certificate in no way represents a Land Survey Plat or Boundary Survey of the shown properties.
  - Contour Interval: One Half foot (0.50').
  - The linear unit used in the preparation of this plat is the U.S. survey foot as defined by the United States Department of Commerce, National Institute of Standards and Technology.

**TITLE PROPERTY DESCRIPTION**  
 LOT 1, 2, 3 AND 4, BLOCK 21  
 AND  
 THE SOUTH 15 FEET OF LOTS 1, 2, 3, 4 AND 5, BLOCK 7  
 WEAVERS ADDITION TO THE TOWN OF CARBONDALE  
 COUNTY OF GARFIELD  
 STATE OF COLORADO

**IMPROVEMENT LOCATION CERTIFICATE**  
 I hereby state that this improvement location certificate was prepared by Sopris Engineering, LLC (SE) for  
 Title Company of the Rockies &  
 Blue Lake Preschool, Inc.  
 That it is not a land survey plat, or an Improvement Survey Plat and it is not to be relied on for the establishment of fence, building, or other future improvement lines.

I furthermore state that the improvements on the above described parcel on this date, February 6, 2020, except utility connections, are entirely within the boundaries of the parcel, except as shown; that there are no encroachments upon the described premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

**SOPRIS ENGINEERING - LLC**  
 CIVIL CONSULTANTS  
 502 MAIN STREET, SUITE A3  
 CARBONDALE, COLORADO 81623  
 (970) 704-0311 SOPRISENG@SOPRISENG.COM

Mark S. Beckler L.S. #28643

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.



STATE OF COLORADO  
 DEPARTMENT OF HUMAN SERVICES  
 OFFICE OF EARLY CHILHOOD  
 DIVISION OF EARLY CARE AND LEARNING  
 1575 SHERMAN STREET  
 DENVER, COLORADO 80203-1714

**PERMANENT CHILD CARE LICENSE**

Provider ID: 1677287

Service Type: DAY CARE CENTER

BLUE LAKE PRESCHOOL, INC.  
 0189 JW DRIVE  
 UNIT C  
 CARBONDALE, COLORADO 81623

LOCATION:  
 744 MERRILL AVENUE  
 CARBONDALE, COLORADO 81623  
 COUNTY: GARFIELD

License Effective Date: 12-09-2015

The licensee must comply at all times with the Child Care Act and the rules and standards of the Department of Human Services. The licensed premises and its records must be available for inspection at all times by the Department of Human Services or its authorized representatives. This license is valid only for the location address listed above and is not transferable to any other person, organization or location. The licensee must surrender this license to the Department of Human Services upon denial, revocation or suspension.

Numbers and ages of children cared for at the licensed premises must not at any time exceed  
 6 children of the age 0 years 2 months to 1 years 6 months      15 children of the age 3 years 0 months to 6 years 6 months  
 8 children of the age 1 years 0 months to 3 years 0 months

Other conditions and restrictions:  
 Children shall be directly supervised at all times

Unique conditions:

Place Stickers Below



ANNIVERSARY DATE

*[Handwritten Signature]*

EXECUTIVE DIRECTOR

THIS LICENSE MUST BE POSTED IN A PROMINENT LOCATION ON THE LICENSED PREMISES



February 18, 2020

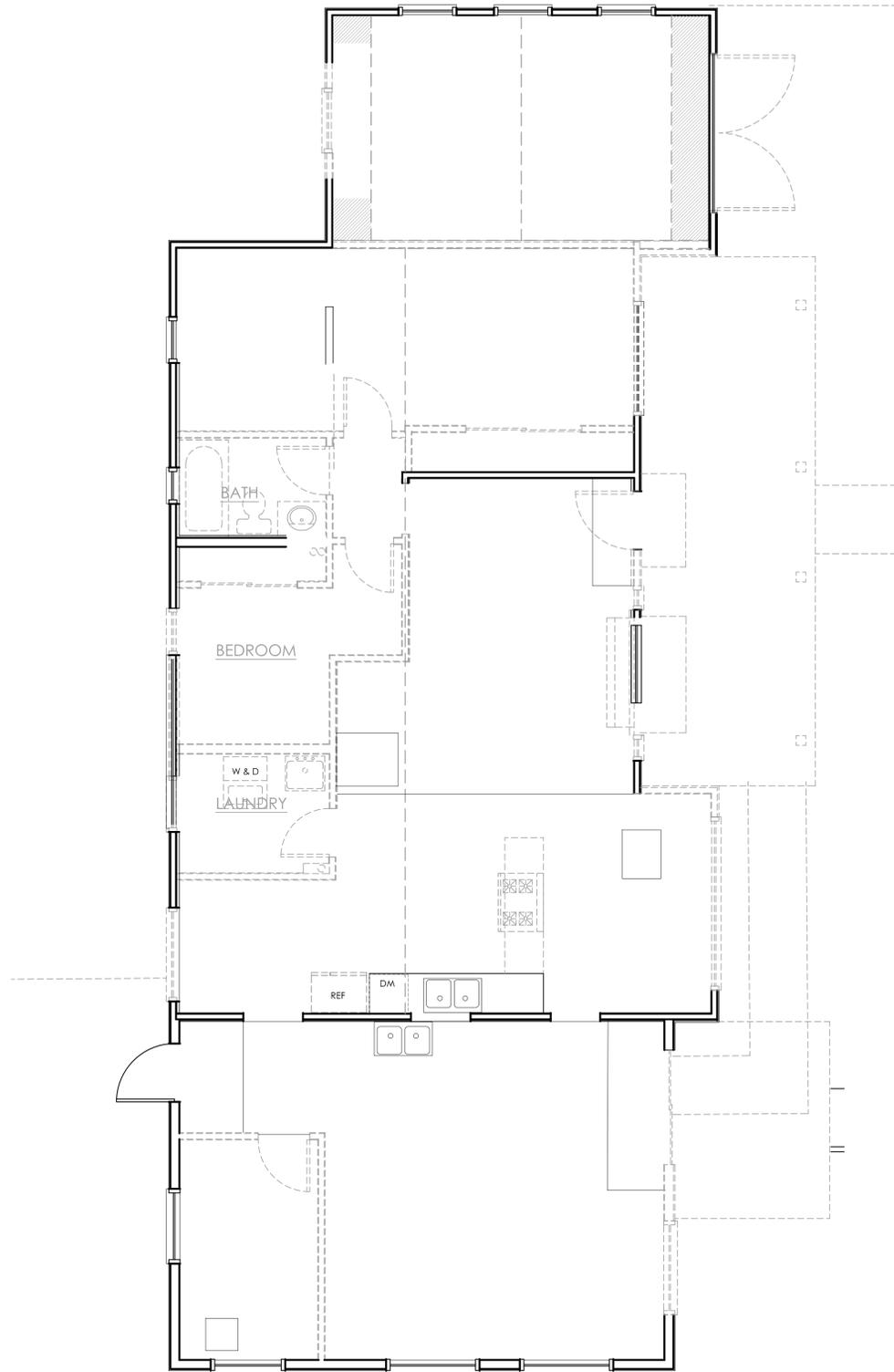
To Whom It May Concern:

Colorado Mountain College (CMC) understands that Blue Lake Preschool is planning to open a new facility at 55 N 7<sup>th</sup> Street in Carbondale. The Town of Carbondale is requiring that Blue Lake Preschool provide enough parking spaces for each employee plus an ADA space.

CMC has met with Blue Lake Preschool and is willing to negotiate leasing up to four parking spots at its Carbondale campus that are available to Blue Lake Preschool employees Monday through Friday, from 7:30am until 5:30pm.

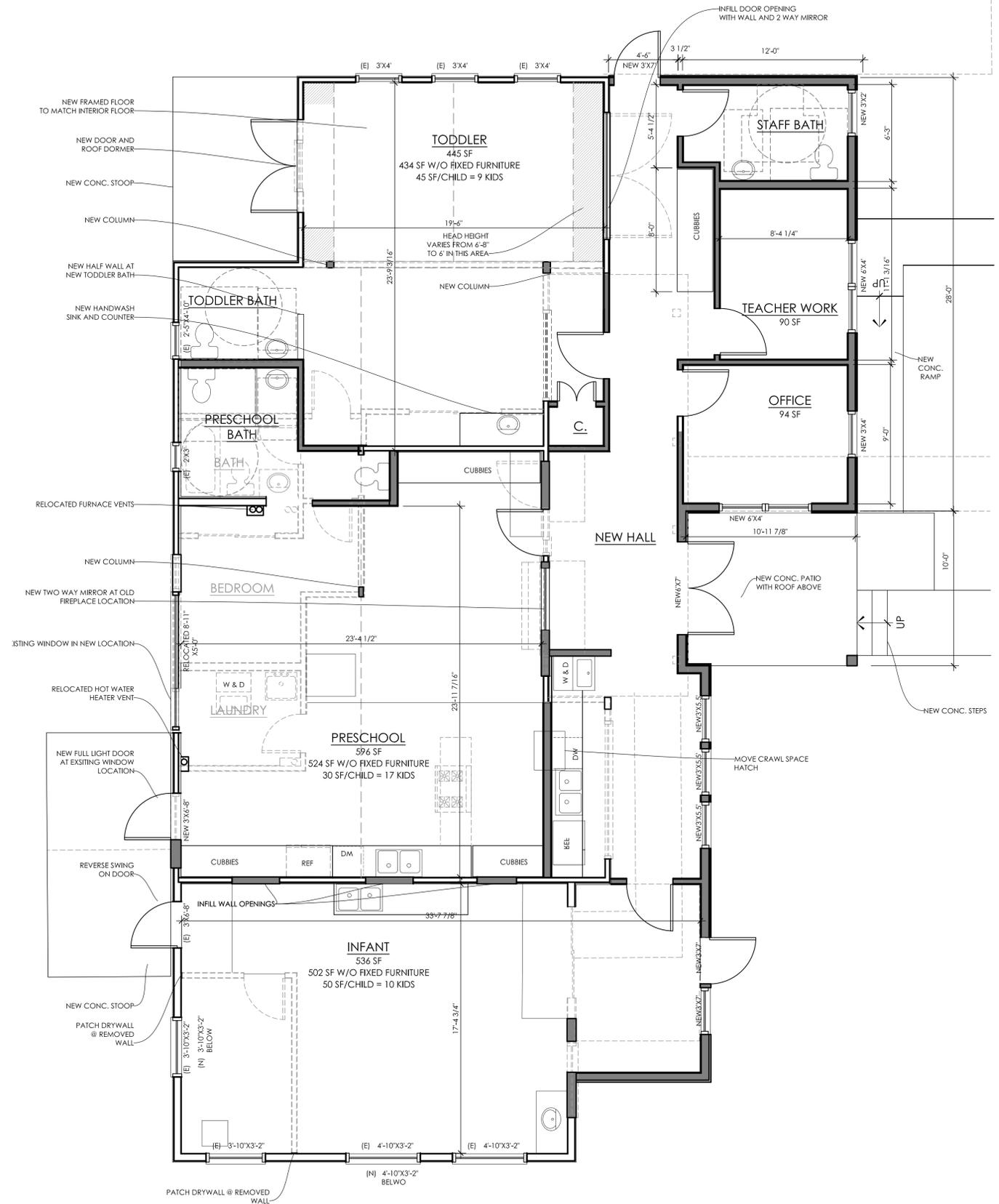
Sincerely,

Julie S. Hanson  
(970)947-8402  
[jshanson@coloradomtn.edu](mailto:jshanson@coloradomtn.edu)  
Colorado Mountain College  
802 Grand Avenue  
Glenwood Springs, CO 81601



# Main Plan - Demolition

1/4"=12"



# Main Plan - New

1/4"=12"



**COPYRIGHT**  
 All design, ideas, arrangements and plans indicated by these drawings are the intellectual property and copyright of the Architect and shall be used by any other person for any use whatsoever without written permission.

**Little Blue**  
 55 N. 7th Street  
 Carbondale, Colorado 81623

SIP set  
 Print Date:  
 2.14.2020

File: 55 n 7th Plan  
 Opt 8 2-13





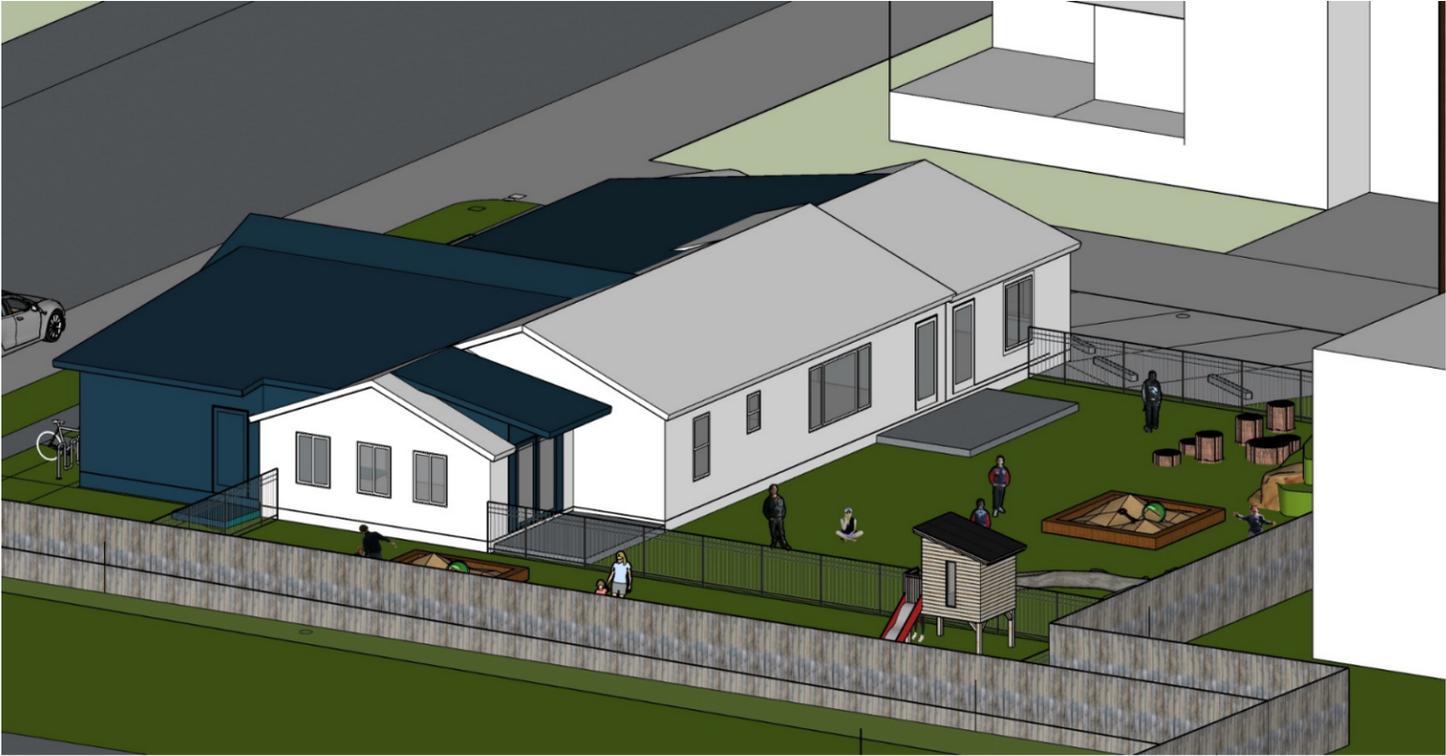
View of proposed addition (blue) from 7<sup>th</sup> Street



Arial view of 55 N. 7<sup>th</sup>



View of proposed addition (blue) from 7<sup>th</sup> Street



View 55 N. 7<sup>th</sup> Street from rear. Blue indicates proposed addition.

Parcel	Physical Address	Owner	GARCO Account Num	Mailing Address
239334300012	Not available CARBONDALE-Town Pool	CARBONDALE, TOWN OF	R340989	511 COLORADO AVENUE CARBONDALE, CO 81623-2067
239334300013	Not available CARBONDALE-Sopris Park	UNITED STATES OF AMERICA	R340998	1800 MASSACHUSETTS AVE NW SUITE 500 WASHINGTON, DC 20036
239334305004	759 COLORADO AVE CARBONDALE	CASTILLO, HUGO A	R340151	PO BOX 1477 CARBONDALE, CO 81623
239334305012	113 N 7TH ST CARBONDALE	WRIGHT, DOROTHY E	R580236	PO BOX 30785 LAS VEGAS, NV 89173-0785
239334305013	N EIGHTH ST CARBONDALE	CRARY, SAMUEL C & GALUSHA, KERRY K	R045441	789 COLORADO AVENUE CARBONDALE, CO 81623
239334305016	789 COLORADO AVE CARBONDALE	CRARY, SAMUEL C & GALUSHA, KERRY K	R083000	789 COLORADO AVENUE CARBONDALE, CO 81623
239334306014	689 COLORADO AVE CARBONDALE	JOHNSON HOMESTEAD LLC	R580512	198 10TH STREET CARBONDALE, CO 81623
239334306015	687 COLORADO AVE CARBONDALE	JOHNSON, PATRICK & LESLIE MCNAMEE	R083988	687 COLORADO AVENUE CARBONDALE, CO 81623
239334306016	665 COLORADO AVE CARBONDALE	JOHNSON, PATRICK R & LESLIE C MCNAMEE	R083989	687 COLORADO AVENUE CARBONDALE, CO 81623
239334309004	86 N 6TH ST CARBONDALE	COLORADO MOUNTAIN JUNIOR COLLEGE DISTRI	R580130	802 GRAND AVENUE GLENWOOD SPRINGS, CO 81601
239334309007	65 N 6TH ST CARBONDALE	STRANG, KATHLEEN S	R005380	0393 COUNTY ROAD 102 CARBONDALE, CO 81623
23933430H001	48 8TH ST CARBONDALE	BRIKU LLC	R045464	PO BOX 1144 CARBONDALE, CO 81623
23933430H002	52 8TH ST CARBONDALE	BRIKU LLC	R045465	PO BOX 1144 CARBONDALE, CO 81623
23933430H003	50 8TH ST CARBONDALE	BRIKU LLC	R045466	PO BOX 1144 CARBONDALE, CO 81623
23933430H004	54 8TH ST CARBONDALE	BRIKU LLC	R045467	PO BOX 1144 CARBONDALE, CO 81623
23933430H005	Not available CARBONDALE	BRIKU LLC	R045468	48 8TH STREET CARBONDALE, CO 81623
23933430J002	85 N 8TH ST CARBONDALE	MARKHAM, JOE & NETT, CINDIA	R045471	85 N 8TH STREET CARBONDALE, CO 81623-1911
239334310001	726 COLORADO AVE CARBONDALE	LAEMMEL, WILLIAM R & KAISER, AMY	R340112	85 NORTH 7TH STREET CARBONDALE, CO 81623
239334310002	attached to 55 N 7TH ST CARBONDALE	FARMER, MILLARD COURTNEY III	R340173	40 NIMMONS STREET NEWNAN, GA 30263
239334310003	758 COLORADO AVE CARBONDALE	JOCHUM, GARY P & LESLIE J	R340269	594 COUNTY ROAD 110 GLENWOOD SPRINGS, CO 81601-9604
239334312001	Not available CARBONDALE-Park at	CARBONDALE, TOWN OF	R340994	511 COLORADO AVENUE CARBONDALE, CO 81623-2067
239334312005	801 MAIN CT CARBONDALE	KMCT PROPERTIES LLC	R340329	801 MAIN COURT CARBONDALE, CO 81623
239334313001	55 N 7TH ST CARBONDALE	FARMER, MILLARD COURTNEY III	R340174	40 NIMMONS ST NEWNAN, GA 30263
239334313003	Not available CARBONDALE-Park at corner of 8th and Main	CARBONDALE, TOWN OF	R340986	511 COLORADO AVENUE CARBONDALE, CO 81623-2067
239334313003	Not available CARBONDALE-Park at corner of 8th and Main	CARBONDALE, TOWN OF	R340986	511 COLORADO AVENUE CARBONDALE, CO 81623-2067
239334313005	725 MAIN ST CARBONDALE	JAYWALKER LODGE, LLC	R042779	PO BOX 969 CARBONDALE, CO 81623
239334320002	734 MAIN ST CARBONDALE	WILKE CROSSINGS LLC	R340577	734 MAIN STREET CARBONDALE, CO 81623
239334320003	758 MAIN ST CARBONDALE	758 MAIN STREET, LLC	R340050	4007 SKY RANCH DR GLENWOOD SPRINGS, CO 81601
239334320008	735 GARFIELD AVE CARBONDALE	735 GARFIELD LLC	R340331	837 SOPRIS AVENUE CARBONDALE, CO 81623
239334320009	727 GARFIELD AVE CARBONDALE	SWANTON, MOLLY B & TERRY L	R340610	751 GARFIELD AVENUE CARBONDALE, CO 81623
239334320010	711 GARFIELD AVE CARBONDALE	MOSS, CHARLES B & JENNIFER K	R340375	711 GARFIELD AVENUE CARBONDALE, CO 81623-1924
239334320017	751 GARFIELD AVE CARBONDALE	SWANTON, TERRY L & MOLLY B	R580525	751 GARFIELD AVENUE CARBONDALE, CO 81623
239334351002	46 N 8TH ST CARBONDALE	HENDERSON, BENTLEY G & SANDRA J	R340709	PO BOX 3903 BRECKENRIDGE, CO 80424
239334357001	689 MAIN ST CARBONDALE	AMG PROPERTIES LLC A COLORADO LIMITED LIA	R341196	582 COWEN DRIVE CARBONDALE, CO 81623
239334357002	MAIN ST CARBONDALE	UNITED STATES POSTAL SERVICE	R341197	850 CHERRY AVENUE SAN BRUNO, CA 94066-3031
239334381001	64 N 8TH ST CARBONDALE	BREWSTER, WALTER W QUALIFIED PERSONAL RE	R009218	22 BEMIS STREET WESTON, MA 02493
239334381002	62 N 8TH ST CARBONDALE	SMITH, RYAN	R009219	62 NORTH 8TH STREET CARBONDALE, CO 81623
239334381003	60 N 8TH ST CARBONDALE	KOELLE, ALICE J	R009220	2003 JUNIPER HILL ASPEN, CO 81611
239334388004	Not available CARBONDALE	WOLF FINCH LLC	R041929	2448 7TH STREET UNIT B BOULDER, CO 80304
239334392001	70 N 8TH ST CARBONDALE	TAYLOR, DENISE	R042297	373 APPLE DRIVE BASALT, CO 81621
239334392002	786 COLORADO AVE CARBONDALE	320 SOPRIS CIRCLE LLC	R042298	39 SWEETGRASS DRIVE CARBONDALE, CO 81623
239334397001	35 N 7TH ST CARBONDALE	WELKER, BRYAN W & JENNIFER W	R043296	35 N 7TH STREET CARBONDALE, CO 81623

239334397002	711 MAIN ST CARBONDALE	711 MAIN STREET LLC	R043297	711 MAIN STREET CARBONDALE, CO 81623
239334398001	60 S 8TH ST #101 CARBONDALE	EV ENTERPRISES LLC	R043572	4185 COUNTY ROAD 154 GLENWOOD SPRINGS, CO 81601
239334398002	Not available CARBONDALE	8TH STREET PROFESSIONAL BUILDING LLC	R043573	5317 COUNTY ROAD 154, STE 206 GLENWOOD SPRINGS, CO 81601
239334398003	60 S 8TH ST #301 CARBONDALE	60 SOUTH 8TH LLC	R043574	309 AABC #G ASPEN, CO 81611
239334398004	Not available CARBONDALE	EV ENTERPRISES LLC	R043575	4185 COUNTY ROAD 154 GLENWOOD SPRINGS, CO 81601
239334398005	Not available CARBONDALE	8TH STREET PROFESSIONAL BUILDING LLC	R043571	5317 COUNTY ROAD 154, STE 206 GLENWOOD SPRINGS, CO 81601
239334399011	712 MAIN ST CARBONDALE	HANNEGAN, BRYAN J & MICHELE M	R340154	712 MAIN STREET CARBONDALE, CO 81623
239334399012	714 MAIN ST CARBONDALE	BARTUSEK, SHERYL M	R340155	1771 RINGLING BLVD SARASOTA, FL 34236
239334399013	716 MAIN ST CARBONDALE	ABBATICCHIO, KRISTA J	R340157	16017 COMUS ROAD CLARKSBURG, MD 20871
239334399014	718 MAIN ST CARBONDALE	ROGAN, JOHN	R340156	718 MAIN STREET CARBONDALE, CO 81623
239334399015	712 MAIN ST CARBONDALE	BEAUVOIR CONDOS	R341028	712 MAIN STREET CARBONDALE, CO 81623

## DESCRIPTION OF ADJACENT LAND USES

60-64 N. 8th  
Townhouses  
Southern unit  
has 2 car  
garage + 1  
parking space  
off of alley

70 N. 8th  
Single Family  
Residence

786 Colorado  
Single Family  
Residence

758 Colorado  
Duplex or  
Triplex

726 Colorado  
Duplex

85 N 7th St.  
Single Family  
Residence

690 Colorado  
Colorado Mt.  
College. 33  
Parking  
Spaces

655 Main St.  
US Post  
Office

689 Main St.  
Landmark Restaurant & The  
Way Home Lodge. 10 head in  
parking spaces on 7th St.

35 N 7th St.  
Single Family Residence- 2 car  
garage off of alley, 4 head in  
parking spaces on 7th St.

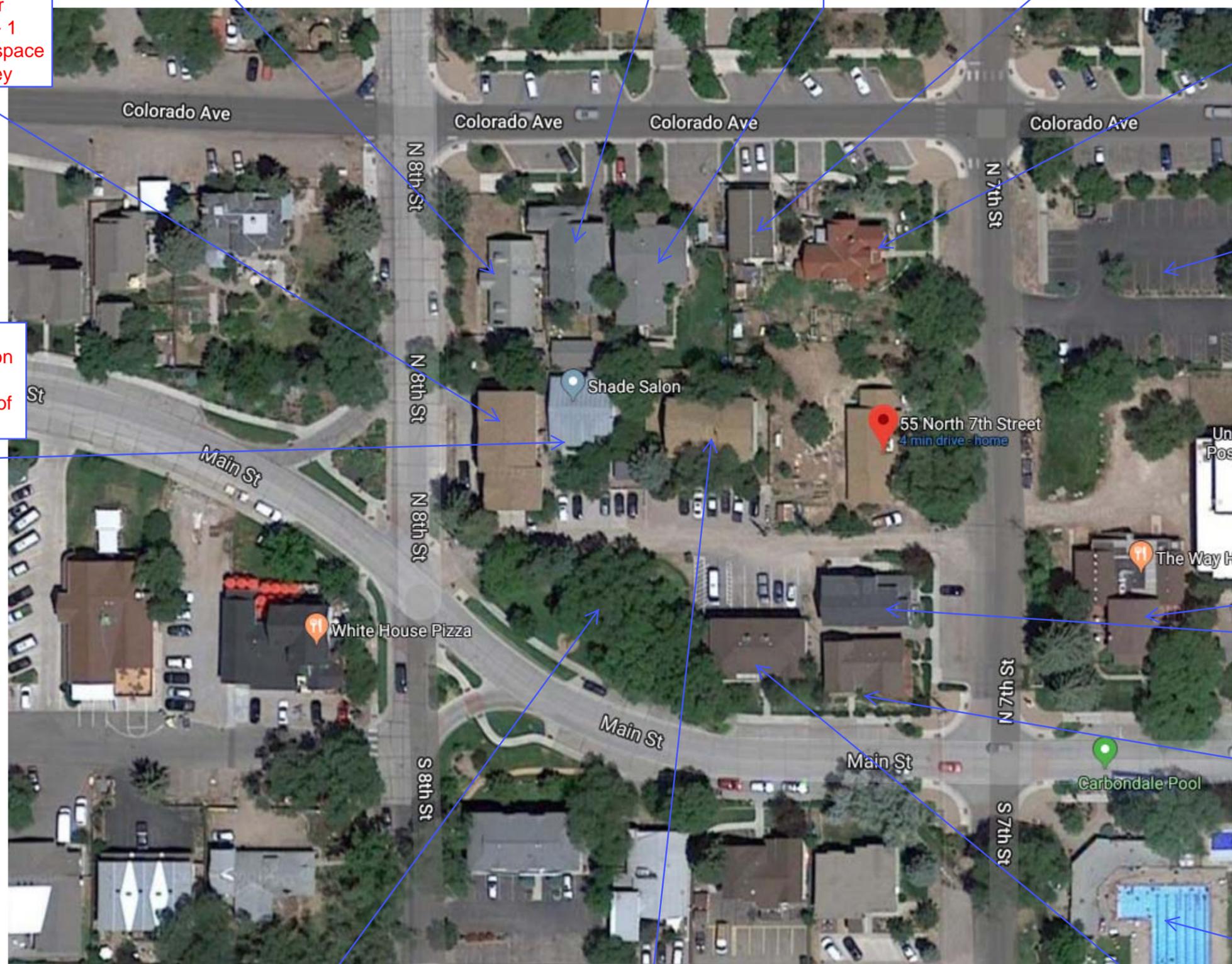
711 Main St.  
Amore Realty & Professional  
Offices. 5 head in parking spaces  
on 7th St. 2-3 parking spaces  
on Main St.

725 Main St  
Jay Walker Lodge  
Office and Residences for  
Addition Treatment  
7 parking spaces off of alley.  
2-3 parking spaces on Main St.

Carbondale  
Community  
Pool

48-54 N 8th St.  
4 condominiums  
8 parking spaces  
off of alley

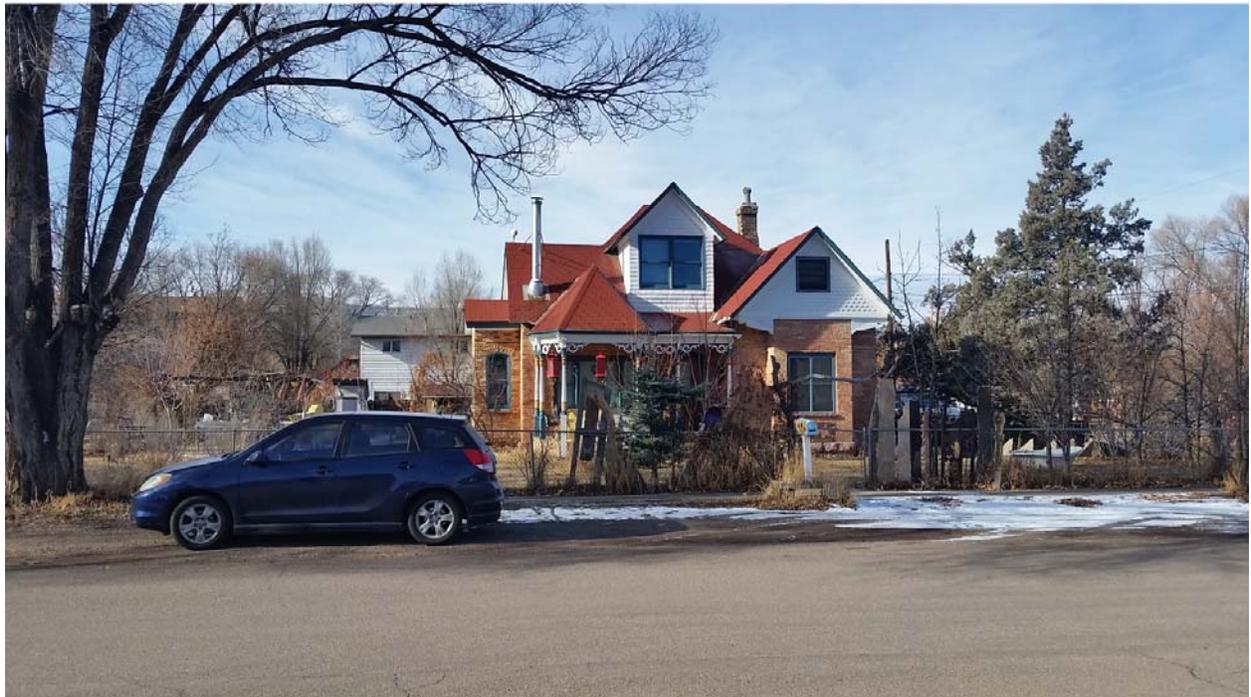
Town of  
Carbondale  
Park



46 N 8th  
Shade Salon  
6-7 parking  
spaces off of  
alley



55 N 7<sup>th</sup> Street. View from 7<sup>th</sup> Street.



85 N. 7<sup>th</sup> Street



View south of 7<sup>th</sup> Street.



View from Colorado and 7<sup>th</sup> Looking South. CMC, US Post Office, The Way Home



View from subject property South on sidewalk. 35 N 7<sup>th</sup> Street and Amore Realty in distance.



View of Alley from 7<sup>th</sup> Street



View of back yard, 85 N 7<sup>th</sup> and 48-54 N 8<sup>th</sup> in distance



View South on Colorado Ave. 786 and 758 Colorado



Townhouses on Corner of Alley and 8<sup>th</sup> Street. 60-64 N. 8<sup>th</sup>.



70 N 8<sup>th</sup>.



Alley from Jay Walker Lodge Parking. Rear of 60-64 N. 8<sup>th</sup>, Salon Submlime, Parking for 48-54 N 8<sup>th</sup>.



48-54 N 8<sup>th</sup> in Alley



Alley with View of back of Jay Walker Lode and 35 N 7<sup>th</sup> Street.



Rear of Jay Walker Lodge

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**FW: Blue Lake Preschool**

1 message

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**Blue Lake Preschool** <blps@bluelakepreschool.org>  
To: Angela Loughry <alloughry@gmail.com>, Mark Chain <mchain@sopris.net>

Thu, Apr 30, 2020 at 4:59 PM

*Michelle*

Director

Blue Lake Preschool

(970)963-4380

**From:** Marni George [mailto:[marni.george@gmail.com](mailto:marni.george@gmail.com)]  
**Sent:** Thursday, April 30, 2020 3:52 PM  
**To:** Blue Lake Preschool <[blps@bluelakepreschool.org](mailto:blps@bluelakepreschool.org)>  
**Subject:** Fwd: Blue Lake Preschool

Michelle - Please see the email below that was sent to Janet Buck in support of the Little Blue Preschool.

-Marni

----- Forwarded message -----

From: **Brian Murphy** <[Brian.Murphy@vvh.org](mailto:Brian.Murphy@vvh.org)>  
Date: Thu, Apr 30, 2020 at 10:26 AM  
Subject: Blue Lake Preschool  
To: [jbuck@carbondaleco.net](mailto:jbuck@carbondaleco.net) <[jbuck@carbondaleco.net](mailto:jbuck@carbondaleco.net)>

Please accept this enthusiastic support for Blue Lake Preschool to purchase property located at 55 North 7<sup>th</sup> Street in downtown Carbondale. By moving to a permanent home, the preschool can continue their important mission to provide quality childcare while meeting the needs of hardworking families in the Roaring Fork Valley. The new location will provide much needed space in a prime location with safe access to town amenities.

One of the reasons I choose to live in Carbondale is because the town governance recognizes the importance of families and community. By approving the Blue Lake Preschools application, our town will be endorsing those values once again.

Thank you,

Brian

 Description: [http://www.vvh.org/wp-content/uploads/2016/10/VV\\_email\\_sig\\_image\\_2.png](http://www.vvh.org/wp-content/uploads/2016/10/VV_email_sig_image_2.png)

**Brian Murphy, MD**  
CHIEF EXECUTIVE OFFICER

Valley View Hospital

1906 Blake Avenue  
Glenwood Springs, CO 81601

[Brian.Murphy@vvh.org](mailto:Brian.Murphy@vvh.org)

**TEL** 970.384.6600

The information contained in this message may be privileged and confidential. If you are NOT the intended recipient, please notify the sender immediately with a copy to [notify@vvh.org](mailto:notify@vvh.org) and destroy this message. Please be aware that email communication can be intercepted in transmission or misdirected. Your use of email to communicate Protected Health Information or other information of a confidential nature to us indicates that you acknowledge and accept the possible risks associated with such communication. Please consider communicating any sensitive information by telephone, fax or mail. If you do not wish to have your information sent by email, please contact the sender immediately.

**ATTENTION:** If you speak [Language], language assistance services, free of charge, are available to you. Call 1.970.945.6235.

Español (Spanish) **ATENCIÓN** : si habla español, tiene a su disposición servicios gratuitos de asistencia lingüística. Llame al 1.970.945.6535.

Tiếng Việt (Vietnamese) **CHÚ Ý**: Nếu bạn nói Tiếng Việt, có các dịch vụ hỗ trợ ngôn ngữ miễn phí dành cho bạn. Gọi số 1.970.945.6535.

繁體中文 (Chinese) 注意: 如果您使用繁體中文 您可以免費獲得語言援助服務。請致電1.970.945.6535.



**vvh.org**

People Care.

That's Valley View.

**image001.png**  
15K



February 14, 2020

To Whom it May Concern:

Early Childhood Network is pleased to support the request for a Special Use Permit from the Town of Carbondale as submitted by Blue Lake Preschool.

Along with other activities, Early Childhood Network offers free childcare referral services and education for families of young children. We know the frustration that parents are having when looking for childcare. Our local childcare programs are consistently at capacity with ongoing waitlists for all care, infant and toddler care being our local top concern. Garfield County has licensed childcare slots for approximately only 12% of the local infants under the age of two.

Early Childhood Network believes that parents should not only have local quality licensed childcare access but, ultimately, parents should have a variety of safe, healthy, and educational options they can choose from to best meet their individual family needs.

Blue Lake Preschool has consistently demonstrated quality preschool over their years of existence. This statement is supported by research-based assessment tools used internationally to measure quality in childcare education and administrative practices. Early Childhood Network is proud to support any of Blue Lake Preschool's efforts to continue and expand childcare in our community.

Sincerely,

*Joni Goodwin*

Joni Goodwin  
Executive Director  
Early Childhood Network

2/14/2020

To Whom it May Concern,

This letter is in support of Little Blue's special use permit application to open and operate a new licensed child care center in Carbondale. It is very exciting Little Blue found a space that could allow this well-established program to help further address the lack of licensed child care options for working families in our Valley.

Families routinely cite an inability to find child care that meets their needs as a barrier to employment and setting roots. The program's proposed location (i.e., families can walk, bike, take bus), hours of operation and addition of 4 infant spaces address many needs.

This new building provides the opportunity for Little Blue to design an early care and education environment specific to children's developmental needs. Its location allows for the children's play, exploration and learning to extend outside the program's walls with easy access to parks and busses. Truly a win-win situation for the children, their families and the Town of Carbondale.

Please contact me with any questions.

Cheers,

Rebecca Romeyn  
Garfield County DHS Child Care Program Manager  
[rromeyn@garfield-county.com](mailto:rromeyn@garfield-county.com)  
(970) 945-9113

\*Senate Bill 19-063: Concerning A Strategic Action Plan To Address Infant And Family Child Care Home Shortages In Colorado

[http://coloradoofficeofearlychildhood.force.com/oec/OEC\\_Partners?p=Partners&s=SB63&lang=en](http://coloradoofficeofearlychildhood.force.com/oec/OEC_Partners?p=Partners&s=SB63&lang=en)

Date: February 14, 2020  
To: The Town of Carbondale  
From: Stacy Petty, Director  
Rocky Mountain Early Childhood Council  
RE: Little Blue Relocation

To Whom It May Concern:

I am writing this letter with enthusiastic support for Michelle Oger and Little Blue and the possibility of a new location for this program. This program has been an active participant in our quality improvement programs for several years and is a great partner in our field. This new location will provide much needed additional space to allow for expansion so that more families can be served. In our 4-county region that covers Garfield, Lake, Eagle and Pitkin counties, our current estimates show we only have slots to cover, at best, 25% of the need for infant and toddler care. Waitlists are long with many families knowing their children will be in preschool or kindergarten before an infant/toddler slot opens, so this opportunity to expand and open additional infant and toddler space is crucial.

Our region has worked very hard to increase the quality of care and have made great strides. While we have consistently exceeded state goals, we are continuing to work to raise that number. Regionally, 27% of programs are considered high quality (Level 3-5). In Garfield County, specifically, that number is lower at 20%. Both Blue Lake schools have been considered high quality in the Colorado Shines system since 2017 and they continue to work to raise their program quality through continuing quality improvement efforts and we will see the fruits of those activities with their next ratings this spring. They are a valued provider to us, the community and the families they serve and it is so important to continue to support those who hold themselves to high quality standards. Additionally, the location is ideal. Close to the park, pool and bus stop it will provide easy access to outdoor activities and families who walk or bike to school.

We are hopeful they will be able to secure this new location soon so we can continue to support their efforts. If you have any questions, please don't hesitate to contact me.

Regards,



Stacy Petty, Director  
Rocky Mountain Early Childhood Council  
[rmecc@mtnvalley.org](mailto:rmecc@mtnvalley.org)

Janet and Members of P&Z,

I am writing to express my support of the special use permit for Little Blue Preschool. My son has been attending Little Blue for 3 years, he started there as an infant at age 3 months. We are excited that after many years of operating in an industrial zone district, Little Blue has found a new, safer and permanent location. The central location is ideal with great access to frequently used amenities such as Sporis Park, the town pool, and Carbondale rec center and the RFTA bus stop. The location in downtown Carbondale where both my husband and I work is a huge plus for our family. Many families walk and bike to Little Blue each day and this central location will allow this to continue, while also cutting down on impact of parking and car traffic in the neighborhood.

There is a critical shortage of childcare in our town and in the Roaring Fork Valley in general and the new location will allow Little Blue to add spots for new students in the short term and new classrooms in the long term to help meet this vital need. We live in an area where the cost of living is high and dual incomes are needed in order to make ends meet. Working families need quality, affordable childcare. We feel so fortunate to have such a high quality program here in Carbondale and this is exactly the type of use that our community should support.

Thank you so much for your consideration.

Jennifer DiCuollo

Current Little Blue Parent  
and former P&Z member (2010-2018)

To my beloved Town of Carbondale:

My family relocated here 5 years ago and though we haven't been here long, this place has quickly become our home. I am a midwife at Valley View Hospital and my husband, Kyle, is the director of Stepping Stones- a non profit here in town that mentors youth in our community. When I became pregnant with our daughter 4 years ago, I was urged by friends to get on the waitlist for daycare. AT 12WKS PREGNANT. We did not get a spot for our daughter until 2wks before I was scheduled to return to work after my maternity leave- almost a year in total spent on the wait list. While I initially believed people were being dramatic about childcare in this valley, I was so very glad I heeded their warnings and secured our spot when I did! The childcare shortage here is astounding. The Roaring Fork Valley is a wonderful, but expensive, place to land. Most families require two incomes to survive here, making affordable childcare that much more important. We cannot expect the adults here to continue working and investing in our community if they have no support for their children/families. It might be trite, but it really does take a village.

Little Blue Preschool has become such an important part of our lives. Our children (we have two now!) attend three days/week and I can't imagine life without them. The teachers and kids there have become like an extension of our own family. But they need more space. They are doing the best with what they have, but the kids are on top of each other. Those patient and generous teachers deserve a breakroom and bathroom for themselves. With more space, Little Blue will also be able to take a few more kids- helping to alleviate the childcare shortage in our area.

Early Childhood Education is the foundation for our kids to succeed in school. Little Blue provides so many activities/adventures for our little ones to learn and grow! Their centralized location in town allows them access to parks and "field trips" to various businesses in Carbondale- the yoga studio, fire station, etc. It is also incredibly convenient for us to walk/bike the kids to daycare every day and allows us to reduce our carbon footprint as a family.

Please support Little Blue in their purchase of a new space for our preschool. An investment in them is an investment in our future.

Thank you for your time,

Erin Crawley

Catherine and Colby Christoff  
48 Avalanche Creek Road  
Carbondale, CO

May 7, 2020

To Whom It May Concern:

We are writing in support of Blue Lake Preschool's recent planning application.

For years Blue Lake Preschool has been a vital amenity to the El Jebel area, and more recently Little Blue Preschool in Carbondale has grown to be the same for Carbondale. The need for quality childcare in our Valley is undeniable. We had our first child in 2018 and before we had even told our parents we were pregnant we were quick to get on all the infant room daycare waiting lists in our area. We were on 4 waiting lists. When our son was born we had not secured any daycare options. Finally, one month prior to the end of maternity leave, we were offered two days of coverage at two different day cares, two days at Little Blue and two days at another school in Basalt. Luckily a few months after enrolling in the two schools, two more days opened up and we were able to have our son at Little Blue four days a week. This worked for us, but it doesn't work for many other parents. It was not until our son was over one year old that we were able to get five days of child care at Little Blue Preschool. We hope that when we are in need of infant childcare for our second child this fall that there will be space for him or her at Little Blue.

Our experience at the Little Blue Preschool has been nothing short of wonderful. From the first days at school when, as a new mother I would cry leaving my newborn child and the teachers would comfort me, to our current closure situation during which our son's teachers have texted asking for pictures to see his recent developmental milestones. The school has created a community that we are proud to be a part of.

Unfortunately the school is limited in its current location, and we are excited to support a permanent facility for Little Blue in Carbondale. A new space that cleanly and efficiently supports the children and caregivers is so important to the quality of care. The currently proposed plan allows for adequate indoor and outdoor space for the children in each classroom. And the location would be ideal for getting off the property, to the local bike path, parks, pool, bus, and other Carbondale amenities. The ability for the children to interact within their community is critical to developing engaged members of our town, even as small children.

It is our understanding that a Town staff member has concerns about parking in the alleyway, next to the proposed school. My husband and I both work as licensed civil engineers in the Roaring Fork Valley, and we believe that the 7 cars a day that would access the alley to allow teachers to park would have minimal impact on the neighborhood. The teachers would all arrive once in the morning and not leave until evening. Any alternate parking configuration would also limit the size of the building, and size of the outdoor play areas, impacting the quality of care that can be provided at the proposed facility. Furthermore, the school has committed to clearly communicating with parents that the alley will not be for their use. Given the location of the proposed school, it is expected that many parents will be able to walk or bike their children to school, similar to how they do today, in the current location.

We know how difficult our own search was to find childcare and also how our numerous friends, coworkers, and other acquaintances have struggled to find appropriate childcare. This valley is in desperate need of additional childcare. Allowing Little Blue to have a permanent home will not fix the problem but will certainly insure that the numerous families that depend on Little Blue will continue to have a place for their children.

We hope you will take these comments into consideration when considering the preschool's planning application and support the proposed school.

Sincerely,

Catherine and Colby Christoff

May 1, 2020

Dear Town of Carbondale,

Our names are Kyle and Kathy Eberhardt and our sons Liam and Owen have been students at Little Blue Preschool for 2 years. As contributing members of our wonderful community, we ask for your support in granting Blue Lake Preschool the Special Use Permit. The impact that Little Blue has had in the growth of our kids has been tremendous. We are lucky to be a part of such a loving environment for our children, but it didn't come quickly as we were on a wait list for about 6 months because there is a lack of childcare in our valley, especially for working families. With the purchase of a new location for Little Blue, it would allow even more future infants, toddlers and preschoolers to partake in such a wonderful program. Although our kids may not be able to be students in this new school, we've seen firsthand the importance of quality space for the students to learn and for the teachers to have a proper break when needed.

As mentioned above, Kyle and I are members of the Carbondale community and hope that you support Blue Lake Preschool in granting them the Special Use Permit. They offer a program academically that our community needs. This location of the facility is central to our beautiful town and allows our kids to be engaged even more with the community.

Thank you for your time. We look forward to your support in the success of our children.

Best regards,

Kyle and Kathy Eberhardt



Angela Loughry <alloughry@gmail.com>

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**FW: Letter to Carbondale P&Z**

1 message

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**Blue Lake Preschool** <blps@bluelakepreschool.org>

Thu, Apr 30, 2020 at 5:08 PM

To: Angela Loughry <alloughry@gmail.com>, Mark Chain <mchain@sopris.net>

Michelle

Director  
Blue Lake Preschool  
(970)963-4380

-----Original Message-----

From: Kristin Johnston [mailto:[knkopp@gmail.com](mailto:knkopp@gmail.com)]

Sent: Thursday, April 30, 2020 12:15 PM

To: Blue Lake Preschool <[blps@bluelakepreschool.org](mailto:blps@bluelakepreschool.org)>

Subject: Letter to Carbondale P&Z

To Whom it May Concern,

As a mother and citizen of Carbondale, I am in support of Blue Lake Preschool's purchase of land in downtown Carbondale to grow and improve their program in our community. My children currently attend Blue Lake Preschool's location in Carbondale (Little Blue) and it is a wonderful place for childcare. However, there is a need for more space for the current students and teachers. This new space would also help to accommodate the many children and families in Carbondale that are in need of quality childcare.

The children and families of Carbondale will benefit immensely from the approval of this purchase.

Sincerely,  
Kristin Johnston

Sent from my iPad

Mary Logan  
791 Latigo Ct.  
Carbondale, CO 81623

April 30, 2020

Town of Carbondale Board of Trustees  
Town of Carbondale Planning & Zoning Commission  
Carbondale Town Hall  
511 Colorado Ave.  
Carbondale, CO 81623

**Re: 55 N. 7<sup>th</sup> Street**

Members of the Carbondale Planning & Zoning Commission and Board of Trustees,

**The project for Little Blue Preschool to purchase the space at 55 N 7<sup>th</sup> Street deserves your support.** Any parent in our valley in need of childcare will tell you it is tough to find, and you may have experienced this challenge yourselves. The need for safe, licensed, full-day, year-round childcare in this is huge, as evidenced by years-long wait lists at all local facilities.

It is completely terrifying to send your six- or twelve-week old child off to daycare so you can return to work full time if that's the lifestyle you need or choose, for the sake of yourself or others. I work full-time, year-round in our community, and I was so fortunate to find a spot for my daughter at Little Blue Preschool, where trained caregivers are able to provide a safe, enriching environment for tiny infants, toddlers, and preschoolers. At Little Blue Preschool, teachers have the support of colleagues and a leadership team that fosters and upholds standards for developmentally appropriate activities, creative, active learning, sanitation, and overall health and well-being during this formative time for children. This seems like a basic function to have in place for our community. It provides a necessary service for families, who in turn serve on the workforce of local businesses and keep our economy in motion. I've witnessed many colleagues and neighbors try to navigate options for child care, and in my capacity as an employer, I can say that a situation of limited options for families creates challenges for local businesses as well.

While there are many things to be grateful for when it comes to Little Blue Preschool, it could be do even more for the community it serves and for those it employs. To more fully achieve the mission of enriching the lives of children and their families in the Roaring Fork Valley, this school needs a bigger space in which to operate. It's important that the location is in our town, so that Carbondale residents can bike or walk with their kids if they are close enough and so that it is embedded as a community establishment just like a post office, a rec center, or a town park.

Achieving success requires marrying vision with realistic opportunities currently available. The new location at 55 N 7<sup>th</sup> Street provides this opportunity for Little Blue Preschool now. It will allow for larger classrooms, an office, teacher restroom, break area for the teachers, increased capacity in the infant room and the preschool room, and the opportunity to add two additional classrooms in the future. The location is just off of Main Street, close to the RFTA bus stop, Sopris Park, the pool, and many other things Carbondale has to offer. Overall, this new location will increase the quality and capacity of Little Blue Preschool, providing an immense benefit to our community in the long run. Guidelines for access, design, and other factors that impact the immediate neighborhood can be ironed out as a community, as they should be. This project can act as a blueprint for development of other community resources. It does not preclude the option of continued evolution of Little Blue Preschool into a different facility in the future, or of manifesting an entirely new vision for community preschool services in our town more broadly in the future, but it is important to take this current step forward right now.

The Town of Carbondale is a special place to live. Partnering with Little Blue Preschool to support their purchase and development of the space at 55 N. 7<sup>th</sup> Street is directly in line with the town's mission to maintain and enhance an environmentally sensitive, culturally diverse, family oriented small town, with town government providing quality service to the Carbondale community. Please vote for this project to move ahead.

Very best,  
Mary Logan

Nathan Borowski  
Carbondale, CO  
4/30/20

To the City of Carbondale

My wife and I are new parents of a 6-month old daughter and have been residents of Carbondale for nearly two years. I am writing this letter to express my support for Little Blue Preschool and its efforts to relocate and expand its services.

We relocated to the area for my career and chose to live here instead of Denver under the belief that Carbondale would be a better place to start and raise our family. Instead, we have found starting and raising a family here is extremely difficult due to the lack of childcare options throughout the entire valley.

As soon as we discovered we were expecting we reached out to five childcare centers in search of one that could take in our daughter once she was ready, something that was still at least 9-10 months away. For several months we were turned away by each one of those locations and told they simply did not have the room.

We attempted to secure the services of a nanny, but for a young working family the financial commitments of a nanny were not plausible. After having discussions with work colleagues, other new and expecting parents, and friends, we discovered this to be a reoccurring theme for families in this valley, especially those looking for infant care.

At the risk of sounding pretentious, I believe young couples with a desire to have children and raise their families here should be important to Carbondale. That demographic will be your future home buyers and taxpayers. However, due to an extreme lack of childcare options, that demographic is finding it difficult to see a future here.

That is one of the many reasons why the city of Carbondale should jump at this opportunity and show its support to Little Blue Preschool. Simply providing Little Blue the opportunity to expand its services could be the all that is needed to keep families in Carbondale while their children grow up instead of seeing them leave the valley in search of accessible childcare.

There are a number of additional reasons why this relocation benefits the community and should be allowed, but to boil it down to perhaps its simplest form: this is an opportunity to fill a void in this community and provide a service that it is severely lacking. Opportunities that due such a thing need to be seized, not pushed aside.

Respectfully,

Nathan Borowski

To Whom it May Concern,

I am writing on behalf of and in support of Little Blue Preschool. I am a Basalt native who recently moved back to the Roaring Fork Valley in an effort to give my children the same opportunities that I had growing up in this area. While there were a lot of factors that we evaluated when planning to move back to the Roaring Fork Valley, quality childcare was very high on the list. We were lucky to find an opening for our 3 year old son at Little Blue but with another son on the way (due in July) our concern is that we will not find another spot for him. I work at a Carbondale based company and my wife is a teacher at Carbondale Community School so it is very important that we have quality daycare for our children in Carbondale. The lack of quality childcare in the valley continues to be an issue as we see this area grow year-after-year. While giving Little Blue the opportunity to expand their numbers in this new space will not solve the issue, it will absolutely be a step in the right direction.

The Little Blue Preschool staff have been incredible teachers for our son during these important developmental years. We rely on these teachers to ensure that our children are ready for grade school, as early childhood learning is the foundation of success in our children's education.

Thank you,

Kyle Broughton  
970-379-4948

April 30, 2020

Collin Szewczyk  
25 E. Sopris Court  
Glenwood Springs, CO 81601

Re: Little Blue Preschool's new home

To the Carbondale Planning and Zoning Commission,

I'm writing to you to convey my support for the special use permit application that will pave the way for Little Blue Preschool's opportunity to purchase a new facility in downtown Carbondale at 55 N. 7th Street. I can't think of a better centralized location for Little Blue; this offers our kids a new and improved home base that is much closer to their stomping grounds in Sopris Park and the community pool. Though this will result in just a small expansion to accept six more students a day, it will mean the world for several families in the area.

We were overjoyed when we received the call that our son had matriculated from the wait list and would be attending Little Blue. I've lived in the valley since 2006, and access to quality preschool programs has always been a major obstacle for families. The staff provides a wonderful learning atmosphere - Asher often doesn't want to leave at the end of the day. During these strange times, he laments that he isn't in school with all his friends and beloved teachers. The online meetings with Little Blue are the highlight of his week.

We need more schools like Little Blue in the area and this new location and modest expansion are yet another step toward providing needed childcare for our families. These kids are learning just how special it is growing up in the Roaring Fork Valley and that will benefit us all in the coming years when they become the next generation of doctors, teachers, firefighters, arborists, P & Z commissioners, architects, gondola engineers, fly-fishers or whatever they aspire to be.

I urge you to approve Little' Blue's special use application to green-light the purchase of this fantastic new location in beautiful downtown Carbondale.

Thank you for your time and be safe out there,  
Collin Szewczyk

April 29, 2020

To Whom It May Concern:

My family is writing in support of Blue Lake Preschool purchasing a new space at 55 N 7th St. in Carbondale. We currently have 2 children who attend Little Blue in Carbondale and have nothing but the best to say about the program.

Carbondale needs to support this proposal, as there is such a need for childcare in this valley. Hearing how hard it is to get into a facility, we called immediately to get on the waitlist at Little Blue once we discovered we were pregnant with both children. Despite trying to be proactive about this, when it came time for our kids to go to childcare when they were 4-5 months old, they were not able to get in the number of days we needed to allow us to work full-time. It took several months of juggling our lives and schedules to make it work until they could fit us in - adding significant stress to our lives. A co-worker of mine recently had a child, and halfway through her pregnancy she was told by Little Blue she was number 100, yes 100, on the waitlist. Her baby is now 6 months old and they only have availability for her 1 day per week - both parents work full time. This is such a stressor for so many families.

Little Blue is in a temporary home. They have done well with the space they have, but desperately need more room. More room would allow for larger classrooms, an actual office, a teacher break room, a teacher restroom. A space they own would also allow them to invest in the property to make it what they want it to be, not in a make shift place, where it is hard to justify upgrades to the playground, etc.

Quality Early Childhood Education benefits the elementary school and the community. The program at Little Blue is so well rounded, at times my kids shock me with what they have learned at school. They really put a lot into their program, it is not just "babysitting". During the COVID-19 school closure, they have continued to send daily emails to keep the kids connected and support the parents, they always go above and beyond the call of duty. This is the sort of program that prepares the children for entering into elementary school ready to go.

We are excited about the possibility of this new location. It is so convenient in many ways. Just like their current location, it will allow for many families to be able to bike or walk to school. Being in the heart of downtown also allows the school access to the pool, to the parks, and allows the children to be connected to the community, something that is important to foster at a young age.

Please, Carbondale, understand the importance of supporting the families in our community!

Sincerely,

Seth, Angie, Axel and Mika Hannula

To whom it may concern:

We moved to the Roaring Fork Valley almost three years ago from the Boulder area. At the time, we had a 1 year old son and I was shocked at how difficult it was to find childcare especially for infants and toddlers. Yes, the Boulder/Denver area is busy but it IS possible to find trustworthy daycare facilities. In the Roaring Fork valley (notably around Carbondale), we were put on wait-lists for a few childcare facilities. I was told that we may never get into a daycare since each wait list was as long as a book.

My husband and I wanted to keep our jobs so were forced to hire a nanny but there was a high turnover rate. This is incredibly difficult for a child to adapt to a new person every few months. It's also time consuming for us, as parents, to interview several people, find someone who we trust, and train them-- month after month after month. It was also incredibly expensive. Finally, we were lucky enough to get our son into Blue Lake Preschool. We were ecstatic! It was apparent that the valley needs QUALITY childcare, especially for infants and toddlers. We now have a 3.5 year old and a 10 month old and we understand this issue still exists since we are only able to get our 10 month old into daycare 2x a week when my husband and I both work full-time.

If Blue Lake Preschool opens in a bigger building, the infant room would have a "no shoes policy." Something that they are having a hard time implementing due to the lack of space in their current building. Shoes in an infant room creates a health hazard, which you can read many studies about-- especially during the COVID crisis. A larger building would also allow for more infants, toddlers and kids to be enrolled in the school. It would allow the kids to have more options to learn, play and grow.

As parents, professionals, and community-oriented people, we know that quality childcare/daycare facilities are important for a town to flourish. It's also important to us that the childcare facility is near/around Carbondale, in a location where kids can walk to the park and teachers can take the bus. I know many other families agree. We love Carbondale and the Roaring Fork Valley and do our best to support small businesses and the entire valley. We hope the Blue Lake Preschool is approved to "upgrade" their location in beautiful Carbondale.

--

Best,

Kelly Ann Stueven

Ashley Hejtmanek (Charley's mom)  
41 Pinyon Mesa Drive  
Glenwood Springs, CO 81601  
April 30, 2020

RE: Blue Lake Preschool Application

Dear Town of Carbondale Planning and Zoning Commissioners:

This letter is in support of Blue Lake Preschools proposal to create a new location for childcare in Carbondale at 55 N 7<sup>th</sup> Street.

The September 29, 2019 issue of the Aspen Daily News featured an article in which I was interviewed regarding the bleak state of childcare, and in particular, infant care, in the Roaring Fork Valley. The absolute crux of the conversation was the disproportionate amount of licensed childcare options for infants compared to annual number of babies born annually in the Valley. While the article was focused on Pitkin County, nothing in this Valley happens independent to geographic borders.

“Where can child care go?” Alycin Bektesh, Aspen Daily News, September 29, 2019

[https://www.aspendailynews.com/news/where-can-child-care-go/article\\_4bba9b0c-e266-11e9-ab00-e3a553da8aa5.html](https://www.aspendailynews.com/news/where-can-child-care-go/article_4bba9b0c-e266-11e9-ab00-e3a553da8aa5.html)

With my due date in October, I was optimistic that I could return to a 4-day a week schedule in January, at the end of my three-month maternity leave. Well into my maternity leave, and towards the very end of it, I was offered one day a week at Little Blue in Carbondale and managed to get two more days a week at Growing Years in Basalt. I did not get a 3-day a week schedule enacted until February. Despite closures associated with COVID-19, I still currently only have a childcare schedule of three days per week at two different facilities.

Fundamentally, working parents, (and more often, working moms), are not supported by this Valley in returning to work. I work in an office in Carbondale, as well as Aspen, and desire to have childcare in Carbondale for the long-term. I now have serious safety reservations due to the virus in having my 6-month old at two different facilities, but I have also found while things were “normal” that it was developmentally less-than-ideal to have my child shuffling between facilities and instructors, never establishing a schedule in which she could thrive. Neither facility, nor any of the other valley-wide facilities that I applied for well in advance of having a baby can provide me with more days a week of childcare.

Supporting Little Blue's desire to expand and serve the great community need is paramount to the "normal" workings of the community and of this Valley, but it is also critical in restarting the economy and allowing mothers to get to work. Designing to the acutely specific requirements of childcare facilities is an enormous challenge for licensed facilities and finding a site to host them is extremely difficult in areas of high land prices. Blue Lake's proposal has already overcome major hurdles in finding an appropriate site that can meet the specific design requirements of childcare facilities. The right thing to do is to support Blue Lake in developing a facility that meets the community's needs on a site that can facilitate it.

Beyond the support of this facility, I urge the Town to continue to work with local providers to find more childcare solutions so that we can continue to be a thriving, multi-generational community. We must all be advocates.

Sincerely,

A handwritten signature in black ink that reads "Ashley A. Hejtmanek". The signature is written in a cursive style with a large, looped initial 'A'.

Ashley (Allis) Hejtmanek

Member of Carbondale Parks and Recreation Commission, recently resigned from Carbondale Historic Preservation Commission, and Charley's mom



# Alpine Bank

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## Carbondale

0350 Highway #133  
Carbondale, Colorado 81623  
970-963-3040  
Fax 970-963-9116

05/13/2020

Little Blue Preschool  
744 Merrill Ave  
Carbondale, CO 81623

RE: Blue Lake Preschool in a new location in Carbondale

To Whom This May Concern,

Blue Lake Preschool has been providing a highly needed service to families throughout the valley for over 20 years as a non-profit preschool. They are a highly recommended program with extended hours that allows working families to work knowing that their children are receiving high quality care in a loving and safe environment.

We at Alpine Bank are excited to hear about their quest for a permanent home here in downtown Carbondale that will allow them to increase capacity to serve more families with this quality service.

As an employer, it has been a struggle at times being able to keep quality staff with growing families due to the shortage and cost of childcare throughout the valley. Knowing that there is a quality option for families that is working to find a stable home and expand to suit the needs of the community is great news and we are happy to voice our support for the Blue Lake Preschool organization who, like Alpine Bank works to support and serve our community.

Thank you so much for your time.

Sincerely,

Erko Alm  
Senior Vice President

Jessica Charles  
103 Paintbrush Way  
Glenwood Springs, CO 81601

May 8, 2020

Town of Carbondale  
511 Colorado Avenue  
Carbondale, CO 81623

To Whom It May Concern:

I am writing to ask that the Town of Carbondale approve the purchase of 55 N 7<sup>th</sup> Street by Little Blue Preschool.

My son is 11 months old and has been attending Little Blue since he was just 14 weeks. I was so grateful to be able to send him to Little Blue, as they have been so wonderful, but it was not clear they were going to have space for us until the very last minute before I had to go back to work. It is hard to explain the stress that it puts on full-time working parents to not know if their child is going to be able to have childcare or if you are going to have to sacrifice your job, and your home, due to the lack of availability of childcare in this valley. It is a serious problem for local families. Now, as we are expecting our second child this Thanksgiving, we must experience the stress all over again of hoping there will be enough room.

For this reason, and many more, it is so important that Little Blue be able to expand into this new facility. It would allow for the care of more children, more space for those children (which is important for their growth, development, and to lessen the spread of germs, which is so important for the safety of us all going forward), plus a better location for family access and a bright future for the working families of the Roaring Fork Valley who need a safe place to send their children that they can feel good about.

I ask that the community support the needs of working local families by allowing Little Blue to purchase this facility to continue the important work that they do. Without Early Childhood Education, more families will struggle to make ends meet and the kids will feel the effects when it comes time to start elementary school and take on the next phases of life. These children are the future generation of this community and it is in all of our best interest to do everything we can to set them up for success, starting with supporting the wonderful teachers and schools that mold them from the earliest age.

Thank you kindly for your consideration and support.

Sincerely,

  
Jessica Charles

We greatly appreciate your consideration for a new larger home for Little Blue Preschool. To say that this is a great need is an understatement. When we were pregnant with our first child looking for childcare was a huge stress, I began the search when I was only 3 months pregnant and was waitlisted across the board. We were not able to secure a spot at Blue Lake Preschool until our daughter was 9 months old. Prior to our acceptance to BLPS we had to utilize in home infant care and were paying almost double the daily rate that we pay at BLPS.

As previously mentioned our first daughter has been with BLPS since she was 9 months old, and we were lucky enough to be among the group that started when Little Blue opened in 2015. With both parents working, our daycare has become our daughter's home away from home. For this reason it is important that we have a quality space for Little Blue's new home. Somewhere that they have space to spread out and grow. This is even more important now in our current situation of COVID-19 and the regulations that come with it for child care facilities.

The Tolle Family

To whom it may concern at the Town of Carbondale,

I'm writing in support of Blue Lake Preschool purchasing a new space at 55 N 7th Street. This would allow additional classrooms to open up, which is critical due to the overall lack of childcare in the valley. Especially for infants and toddlers, it's difficult to find care without being on wait lists that have 100 names on them the second you find out you are expecting. We need additional childcare!

Being able to expand the building and give the children and staff more space will improve the overall experience of play and learning for all. It's important for parents that we feel satisfied with the quality of the space that we are dropping our kids off at every day.

It's also so important that the kids are able to get outside, which means being centrally located to parks and walking paths. This would also allow many families to walk or bike to school each day!

Please consider Blue Lake's application for this new space.

Sincerely,  
Allison Sample, parent of a 15 month old that attends Little Blue Preschool

May 10, 2020

To Whom It May Concern:

As the grandparent of two preschool age children in the Roaring Fork Valley, I see first hand the importance of the availability of childcare for them – not only for their parents to be able to work to pay their bills, but also for the socialization and significant educational learning both of the girls receive.

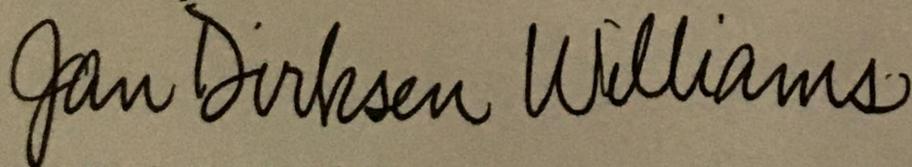
The quality of the education and caregiving the girls receive at Blue Lake and Little Blue Preschool gives both children a great foundation for their future. Early reading, work with letters and numbers, learning with their friends – clearly the benefit it brings to them is that learning is not only fun, but purposeful, too.

Beyond my first hand experience, I have contact with many others who have a compelling need for childcare and preschool for their young children. From my hairdresser - who had to wait an extra six months to be able to go back to work while her child was worked up the waitlist at her preferred preschool – to many acquaintances I talk to where I work out, who are either also grandparents OR parents of preschool children, and every one of them mentions the difficulties they have faced with the dearth of available childcare in the area. They want childcare near their own homes and work and do not want to add to the traffic challenges by needing to drive to Glenwood, or elsewhere to make it all work for their families. They also do not want to move because they have no way to work when their isn't childcare available.

The new location for Little Blue Preschool is larger than their previous location and will be able to accommodate more children in the Carbondale community. Additionally, it will be possible to have continuity of care for an extended period of time – children who start in the preschool as infants could eventually be in the planned school age program in the same building. What a win for the children AND for their parents!

I'd be grateful for you to consider the many needs of the community that are met by the childcare and education offered by Little Blue Preschool in Carbondale and find their new location will serve the greater good in our town.

Sincerely,



Jan Dirksen Williams

# Opposition to The Little Blue Day Care Facility

The Little Blue day care facility has unique and varying operating characteristics that will have a significant adverse impact on our neighborhood in several ways.

The proposed use is not compatible with adjacent use in terms of scale. The impacts of the staff parking will have an unreasonable and adverse impact on the alley and 35 N 7th. The impacts of the proposed use on the three adjoining neighbors have not been minimized. The high impact of use on our neighborhood with parking, loading and unloading of children, traffic, and noise as well as the safety of the neighbors and general public are concerns that have not been mitigated.

Further by allowing this special use permit you would completely isolate 35 N 7th from the rest of its neighborhood which fundamentally goes against the spirit of transitional zone density.

While we understand the general purpose of commercial districts are to consolidate complimentary commercial uses in areas or nodes that are well served by major roadways and to facilitate service of large volumes of customers they are supposed to do so without "directing traffic through or otherwise negatively impacting residential neighborhoods."

The three residential properties that surround the proposed Little Blue property are against this proposed use moving forward. If you refer to the overhead neighborhood photo below I am referencing buildings number 1,3 & 4. Building number 5 is a business and also against the proposed use.

The scale of Proposed: The build out for Little Blue is 64 children. Assuming 20% of the population walks, buses or carpools (which is impossible to predict) that leaves 52 families picking up 2 times per day. That's 104 vehicles per day or 2,253 cars per month on average without counting staff vehicles or any delivery or other business associated traffic. The traffic, noise and other business activity will fundamentally change our neighborhood and have a significant adverse impact on our quality of life. A day care facility of this size has an incredibly large footprint and an adverse impact on the surrounding neighborhood. There have been no studies conducted that show the impact of 2000+ cars to our neighborhood.

The impacts of the proposed use on parking and traffic will have an unreasonable and adverse impact on the health and safety of the neighborhood. The 8th Street alley is one of the most unsafe in Carbondale because of the 5 way stop on Main Street at one end and the choke point on the 7th Street entry and exit. The amount of use and traffic is already high in this alley as it is shared by 2 private residences, an apartment building with 4 families, the Jay Walker Lodge, Sublime Salon and Centennial Park. Adding a day care facility with 64 students will only exacerbate an already over used and unsafe alley way. The unsafe blind spots that are already present will become even more pronounced and dangerous.

**Click here for video:**

[http://theagencyaspen.com/55n7thstreet-videos/IMG\\_9034.MOV](http://theagencyaspen.com/55n7thstreet-videos/IMG_9034.MOV)

Our property is unique because unlike most homes in alleys in Carbondale there is no large yard to create space between the alley and our home. My back door is only about 16 feet from the alley. If my children are playing in my yard they are only 2 or 3 feet from the alley. The proposed parking configuration has cars backing up into our property.

**Click here for video:**

[http://theagencyaspen.com/55n7thstreet-videos/IMG\\_9033.MOV](http://theagencyaspen.com/55n7thstreet-videos/IMG_9033.MOV)

Further because the alley on the 8th street side is open people tend to speed up and before they know it they are moving fast when they pass our house and it chokes down and the blind spots become exacerbated. Speeding in the alley is a huge problem. When you add 2000+ cars per month you will have a lot more cars and a lot more traffic.

**Click here for video:**

[http://theagencyaspen.com/55n7thstreet-videos/IMG\\_9011.MOV](http://theagencyaspen.com/55n7thstreet-videos/IMG_9011.MOV)

As the alley is public right of way the school has no way to keep its families from using the alley. They can ask for family to "promise" or sign contracts but all of those efforts are totally unenforceable. It is also worth noting that Day Care Facilities by nature invite speeding traffic. Parents are in a hurry to drop off kids and get to work or pick them up and get home. That was evident on the days that we watched the traffic patterns at the current Little Blue. Speeding cars as well as vehicle left idling (some for as long as 10 minutes) were common. On the three days we watched traffic at the current Little Blue there were only 4 people total over the three days who walked or rode bikes. In our vehicle totals calculated below we estimated that 20% of the population would not drive to school which is an overly generous calculation.

Another problem with the alley is ice build up in the winter. Due to the position of our home the alley behind our house is in the shade most of the day in the winter. In fact, the condition is so bad that we don't park our passenger car in our driveway in the winter because we won't be able to get it out. The ice and condition of the alley make it impossible as you can clearly see from the video and photos below. You can also see how my house shades the alley directly where Little Blue wants to build their parking, creating the ice hazard. You can also see from the photos how much the snow has melted on the 8th Street side and how much has not melted behind my house.

**Click here for video:**

[http://theagencyaspen.com/55n7thstreet-videos/IMG\\_6185.MOV](http://theagencyaspen.com/55n7thstreet-videos/IMG_6185.MOV)



If the proposed use is allowed the parking configuration has 11 cars backing into the most narrow part of the alley and inevitably onto our property. Having people back up in that alley in the summer is extremely dangerous. As you can see from the above photos and video: in the winter it's impossible. The impacts of the staff parking in the alley will have an unreasonable and adverse impact on the neighborhood and specifically 35 N 7th.

In the photo below, you can see the current configuration of our neighborhood. All parking lots are in Red, Businesses are in Yellow and Residences are in green. My property is #1 the proposed Little Blue School is #2.



If the proposed special use is permitted it isolates 35 N 7th Street (#1) from the rest of the residential neighborhood and surrounds 35 N 7th by parking lots. This goes against the spirit of a transitional zone district. Furthermore, if #1, #5 and #2 were all businesses and someone wanted to purchase #1 and turn back into a residence, wouldn't that constitute illegal spot zoning? If that is the case, how can this proposed use be allowed?



If the current proposed special use is permitted it isolates 35 N 7th Street (#1) from the rest of the residential neighborhood and surrounds 35 N 7th by parking lots. How does it not go against the spirit of a transitional zone district? Furthermore, if #1, #5 and #2 were all businesses and someone wanted to purchase #1 and turn back into a residence wouldn't that constitute illegal spot zoning? If that is the case how can it be allowed to happen in this instance?

A further consideration is the sewage system. The town is aware of the issues with the sewage line that runs under the alley. There have been dozens of times that the city has had to come out and snake the entire sewage line. The last time this happened was about midnight a few months ago. When they snake the system it blows the toilet water in our house backwards making a terrible and disgusting mess. Our entire home smells like sewage. If our toilet seats are up it blows the water everywhere in the bathroom. What is going to happen to the sewage system in our small neighborhood when you add 64 students plus staff every day? Has there been any study, mitigation or effort to upgrade the sewage system by the town to accommodate this proposed use?

I have heard several times from the Little Blue representatives that this is not their dream property. This is simply the best option they can find right now. The mitigation efforts proposed by Little Blue (asking people not to use the alley, asking people not to leave cars idling, asking people not to speed and asking people to walk) are completely unenforceable. My family will be left to personally 'police' this alley and neighborhood forever.

On a personal note, I find it rather distasteful that someone who does not live in this community would be allowed to come in and buy a property and try and flip it in this way. He is trying to "home run" this sale by getting far more than market value. Little Blue representatives have admitted they are paying way too much for this property. No single family would pay \$916,000 for this property. If the property were priced at a fair market value, a single family would have a chance at buying it. Why should this person be allowed to forever change our neighborhood just so they can make more money and leave? My family and neighbors will be forced to deal with the adverse impact of this for as long as we are here. It hardly seems fair. It has been suggested that it is better for the Little Blue to have this property than let a developer get a hold of it. The irony is a developer with no ties to this community who has never lived here already got a hold of it. He's trying to flip it and nearly double his money in a short 4 years. In fact he would make nearly as much on this sale of this home as the Fergusons made after holding on to the property for 50 years.

Thank you for taking the time to hear our position. You can reach me at 970-618-1116 or [bryan@thagencyaspen.com](mailto:bryan@thagencyaspen.com) if you have any questions.

Sincerely,  
Bryan Welker

To Whom It May Concern;

We are located on the other side of Little Blue proposed preschool from the Welkers. I do understand their concerns and echo some of them, specially the 65 student Capacity they hope to get to in the coming years and the traffic that will create.

When CMC is in session, our street sees as many as 20 cars parked on the street at 5:30. I am not sure what time Little Blue will end , but, if it is 6 pm, I see a real problem as congestion is real on that block of 7th street at that time.

While I know idling is not allowed, it still happens frequently in these situations and I will not be understanding about it should we have many cars idling every morning and evening.

We have requested a 6ft. Privacy fence(at least) because we do not want to look at cars, nor do we want to worry about what we do in our yard during school hours. They have agreed to that verbally but it would be key for us.

The sidewalk along 7th Street is very uneven. I know of two adults who have hurt themselves on this stretch of sidewalk. We cannot afford to fix our sidewalks and I fear that this will become more of an issue with the preschool. I believe that the Town will need to insure that the sidewalks are safe along the whole block at no expense to neighbors. If the Sellars are selling this property for the excessive price that it appears they are, then maybe they could repair the walks to make this safer.

I do understand the need for preschools in our community, and believe this facility is important. I just want to make sure that we are not trying to fit a square into a round hole just because this is what is available. This will change the integrity of our neighborhood and it will create much traffic in an already congested area. The alley is scary and also over congested. I do hate to see a person who has not been part of our community, nor will be, come in and over charge for something that has a big effect on neighbors and then take that money out of our community, leaving neighbors to deal with the effects. I know this is not how capitalism works but I think it is worth bringing up. We are not planning to move, we are invested in our community and we hope these issues will be addressed in a real and satisfactory way.

Thank-you!

Amy Kimberly Kaiser  
85 n. 7th Street  
970.618.1104