

Addendum Documents
for
Preliminary RV
Application



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, SACRAMENTO DISTRICT
1325 J STREET
SACRAMENTO CA 95814-2922

16a.

August 14, 2015

Regulatory Division SPK-2015-00715

Mr. Robert Chatmas
Riverside RV Park
3363 South Grand Avenue
Glenwood Springs, Colorado 81601

Dear Mr. Chatmas:

We are responding to the Town of New Castle's Development Application Referral received August 10, 2015, requesting comments on the Riverside RV Park project. The approximately 5.84-acre project site is located at 7051 County Road 335, Latitude 39.564°, Longitude -107.515°, New Castle, Garfield County, Colorado.

The Corps of Engineers' jurisdiction within the study area is under the authority of Section 404 of the Clean Water Act for the discharge of dredged or fill material into waters of the United States. Waters of the United States include, but are not limited to, rivers, perennial or intermittent streams, lakes, ponds, wetlands, marshes, wet meadows, and seeps. Project features that result in the discharge of dredged or fill material into waters of the United States will require Department of the Army authorization prior to starting work.

To ascertain the extent of waters on the project site, the applicant should prepare a wetland delineation, in accordance with the "Minimum Standards for Acceptance of Preliminary Wetlands Delineations" and "Final Map and Drawing Standards for the South Pacific Division Regulatory Program" under "Jurisdiction" on our website at the address below, and submit it to this office for verification. A list of consultants that prepare wetland delineations and permit application documents is also available on our website at the same location.

The range of alternatives considered for this project should include alternatives that avoid impacts to wetlands or other waters of the United States. Every effort should be made to avoid project features which require the discharge of dredged or fill material into waters of the United States. In the event it can be clearly demonstrated there are no practicable alternatives to filling waters of the United States, mitigation plans should be developed to compensate for the unavoidable losses resulting from project implementation.

We have assigned identification number SPK-2015-00715 to this site. Please refer to this number in any correspondence concerning this project. If you have any questions, please contact Ben Wilson at the Colorado West Regulatory Branch, 400 Rood Avenue, Room 224, Grand Junction, Colorado 81501, by email at *Benjamin.R.Wilson@usace.army.mil*, or telephone at 970-243-1199 ext#12. For more information regarding our program, please visit our website at *www.spk.usace.army.mil/Missions/Regulatory.aspx*.

Sincerely,

Original Signed

Susan Bachini Nall
Chief, Colorado West Branch
Regulatory Division

cc:

Ms. Mindy Andis, Deputy Town Clerk, Town of New Castle, Post Office Box 90, New Castle, Colorado 81647

16 b.

Tim Cain

From: Mindy Andis
Sent: Thursday, August 20, 2015 8:47 AM
To: Tim Cain
Subject: FW: Riverside RV Park, Inc

Mindy Andis
Deputy Town Clerk
Court Clerk
Town of New Castle
(970) 984-2311
(970) 984-2716 (fax)
www.newcastlecolorado.org

From: Tamra Allen [mailto:tallen@garfield-county.com]
Sent: Thursday, August 20, 2015 8:35 AM
To: Mindy Andis <mindy@newcastlecolorado.org>
Cc: Fred Jarman <fjarman@garfield-county.com>
Subject: Riverside RV Park, Inc

Mindy – Thank you for referring out to the County the application under review by the Town of New Castle for the Preliminary and Final Planned Unit Development of the Riverside RV Park. After reviewing the content of the referral documentation and considering that the portion of County Road 335 that the RV park will be accessing onto is maintained by the Town, the County has no comments to submit at this time.

Respectfully,

Tamra Allen, Planning Manager
Garfield County, Colorado
tallen@garfield-county.com
(970)945-1377 x1630

Riverside RV Park Rules and Regulations

Draft 8/25/15

16c.

All Tenants agree to take full responsibility, FOR THEMSELVES AND THEIR GUESTS, to abide by the following:

These Rules and Regulations are intended to make the use of Riverside RV Park a safe and pleasant experience FOR ALL TENANTS AND GUESTS and our neighbors. To insure certain aspects of these safety and comfort regulations, a termination of site rental will be enforced. Upon a second warning, or without compliance within 24 hours of the first warning, removal of the RV from the campground, without any refund, will be mandated in accordance with the terms listed in the Rental Agreement.

1. Quiet hours are from 10:00 pm to 8:00 am. Loud noises, loud music, and violent behavior, at any time, will result in police intervention. Any tenant or guest that warrants New Castle Police intervention will be evicted immediately with no refund.
2. You, as the legal Tenant, are responsible for the actions of your guests, and will be held liable for their misconduct.
3. In order to keep the access roads safe for users, no parking of vehicles or storage of personal items will be allowed on the roads or outside of your designated site. No tent camping is allowed.
4. To maintain the health and safety of all, sites must be kept FREE OF TRASH and debris. You will be notified to remove these items as a first warning. If a second warning is required, a trash removal fee of \$25/hour (minimum 1 hour) will be charged for removing trash.
5. Parking of additional vehicles, UNLESS TOWED OR REGISTERED, at your site is not allowed. Any vehicles that are NOT REGISTERED will pay a rental fee of \$25/day and/or towed at the owner's expense. .
6. No open flames, other than gas fired BBQ grills, are allowed. Riverside RV Park is within the city limits of New Castle, and the city ordinance says (paraphrased): '*due to potential fire hazard, no open wood fires are allowed from April thru October*'
7. All pets must be kept on a leash, cleaned up after, and not left unattended at the campground. Visitors are NOT allowed to bring pets to the campground. Barking is an irritant to other guests and will not be tolerated.
8. Firearms, outside of the vehicle, are prohibited. No fireworks are allowed...EVER!
9. No extended generator operation, temporary structures, containers, outside appliances, window air conditions, outside clothes lines are allowed without management's pre-approval. No inside furniture is allowed to be used outside your vehicle.
10. A positive sewer seal is required at both ends of any sewer connection (state requirement).
11. All vehicles in the campground are required to have full liability insurance. This protects other tenants (and you) from damage (and lawsuits) caused by someone else and potential LARGE fines from the US Environmental Protection Agency (EPA).
12. No credits or refunds will be made due to: discomfort of weather, for early departure, for eviction... or, for any reason what-so-ever.
13. Management reserves the right to evict or refuse entry to any person who has evidenced a disregard for these rules without a refund or judicial process.
14. Tenant agrees to not hold Riverside RV Campground liable for any loss due to any disruption of any utilities, either accidental or intentional.

By paying for your campsite, you acknowledge that you have read, received a copy of, and will abide by the above safety regulations, and agree to these Terms and Conditions of these Rules and Regulations while a Tenant and/or receiving guests at Riverside RV Park.

Riverside RV Park

Draft 8/25/15

16d

Proposed sign to be posted on east end of property directing pedestrians to travel to Grand River Park using the sidewalk:

Grand River Park is available for pedestrian access by following the sidewalk east to Park Drive, and turning left toward the river.

Approximate walking distance is $\frac{1}{4}$ mile.

Tim Cain

16e.

From: Tony Pagni
Sent: Monday, August 31, 2015 12:35 PM
To: Tim Cain
Subject: RE: RV Park addendum-Rules & Regulations-draft

The New Castle Police Department

450 West Main - Post Office Box 90

New Castle, Colorado 81647

(970) 984-2302

"Burning Mountain" - 1888

To: Tim Cain:
Building Dept.

From: Tony Pagni
Chief of Police

Mr. Cain,

I have read through the newly revised rules and regulations reference the Riverside RV Park, after a long discussion with Mr. Robert Chapmas he adequately addressed all concerns I have.

(1) The burn ban / the slated fire pits on plan he stated they would be Natural Gas or Propane fired with Simulated-Logs. Item #6 listed burn ban and no wood fires in individual camp sites.

(2) Long Term Rentals allowing unsavory guests. He addressed in item #1 immediate evictions of parties who breach the peace and need Law Enforcement Interventions.

Given the dialogue and documentation I have no problems endorsing this project

Tony Pagni

From: Tim Cain

Sent: Friday, August 28, 2015 4:55 PM

To: David H. McConaughy <dmconoughy@garfieldhecht.com>; Haley Carmer <hcarmer@garfieldhecht.com>; jeffs@sgm-inc.com; John Wenzel <jwenzel@newcastlecolorado.org>; Tony Pagni <apagni@newcastlecolorado.org>

Subject: RV Park addendum-Rules & Regulations-draft

FYI

Thank you,

**Homeowners Association**

August 31, 2015

Tim McCain

Via email timc@newcastlecolorado.org

We are writing this letter to address our concern about the proposed RV park adjacent to Riverpark Condominiums.

We believe that all of the homeowners should have been notified of the upcoming hearing, not just the immediately 2 contiguous buildings.

We would request that this RV park be limited to less than 30 day stays. We believe that seasonal stays would encourage vacationers to get comfortable with the area and walk through Riverpark Condos. We would like to see a no generators after 10pm rule as the proposed sites are close to our residences. Of course, we would like to see regulations within the park to control pets and lighting that does not disturb Riverpark. If there is any waste disposal equipment above ground, we would like that at the west end (we understand there is not a dump station).

We have been told that there will not be a community shower building, laundry facilities, recreational building, check in building, outdoor game areas, tent camping, or pool.

We appreciate these not being present and are relying on these statements.

We would like to see a 6' high stone wall built as a barrier to insulate Riverpark Condos from noise and people and dogs along the entire contiguous property line of Riverpark Condos. We are asking for stone as it is more esthetically pleasing than a wood fence that would deteriorate faster. We do not think metal fencing is appropriate at all in this situation. We understand that there will be a stone fence on the front of the property for the rock fall area.

We would like to see an improvement to the intersection of the County road 335 and Castle Valley Blvd. Lighting, stop signs, painted crosswalks are some of the ideas we have to emphasize to cars that there will be increased foot traffic crossing that street to access the pedestrian bridge.

**Professional Property Management
Homeowners Association & Rental Management
Post Office Box 1500, Edwards, CO 81632
Phone 970-926-2299 • 970-984-0327 • Fax 970-926-8690
riverpark@polarstarproperties.com**



**PolarStar
PROPERTIES**

**Homeowners Association**

We will be encouraging homeowners to attend the planning & zoning hearing on September 9th.
Thank you for your time last week.

Sincerely,

Riverpark Condominiums Homeowners Association

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Homeowners Association & Rental Management
Post Office Box 1500, Edwards, CO 81632
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riverpark@polarstarproperties.com**



PolarStar
PROPERTIES

September 1, 2015

169.

Mr. Tim Cain, Planner
Town of New Castle
P.O. Box 90
New Castle, CO 81647

**RE: Riverside RV Park
Preliminary PUD Plan Review**

Dear Tim,

The purpose of this letter is to provide you a report or our questions, concerns or need for additional data based upon our review of the submittal data provided for the Preliminary PUD Plan Application for the Riverside RV Park. The submittal data provided to us to conduct this review is summarized as follows:

1. Introduction letter authored by Mr. Chatmas
2. Completed Town of New Castle Development Application for the proposed action
3. Proof of legal ownership
4. Existing topography map with property lines and easements identified as prepared by Tuttle Survey Services
5. Site Plan with Emergency Vehicle Circulation as prepared by Gamba and Associates
6. Utility infrastructure plan prepared by Gamba and Associates
7. Traffic study prepared by Gamba and Associates
8. Geological hazards report prepared by H-P Geotech
9. Waste Engineering (Phase 1 follow up) no further action report
10. Stormwater analysis report prepared by Gamba and Associates
11. Irrigation supply report by Ashley Moffatt
12. Report on miscellaneous data for the project prepared by Mr. Chatmas.

Based upon our review of the aforementioned submittal data and previous meetings with the applicant and his engineer, we have developed the following comments, concerns and/or questions regarding this project:

1. As this is a preliminary plan set of drawings, it is anticipated that as the project moves to final approval, construction drawings and cost estimates will be provided for review and approval which define, in specificity, the construction of all improvements and in particular the public improvements. Those improvements identified as public Improvements related to this project are:

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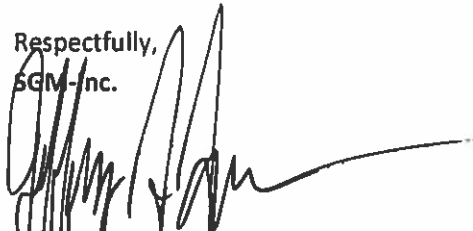
- a. The bike path/sidewalk construction from River Park Condominiums throughout the frontage of this property. The path will need to match the existing path construction related to the River Park Condominium project.
 - b. Handicap ramps and that portion of the driveway(s) that will exist in CR 335 right of way.
 - c. Fire Hydrant construction for the new hydrant near the proposed emergency access easement.
 - d. Any ties to the Town's utilities (water and sewer ties).
2. For final approval, we anticipate that a storm water management plan will be presented for subsequent review and approval which will detail all BMP's that will be installed to mitigate erosion, mitigate dust and encourage revegetation of disturbed areas. Likewise, as the site exceeds 1 acre in size, the BMP's necessary for the contractor to follow during construction shall be identified along with submittal of the CDPHE approved SWMP permit.
 3. Prior to final approval, EQR calculations for both water and sewer will need to be prepared, presented to and approved by the Town in order to accurately determine the water rights dedication fees, tap fees and tap fee surcharges for the River Park sewage lift station. It should be noted that the design of the River Park sewage pump station included the development of this property as part of the service area for the lift station thus capacity of the lift station is not a concern.
 4. A letter of concurrence to the proposed emergency access for this project will need to be provided. Any identified improvements will need to be implemented with the final design.
 5. HP Geotech has identified that the rockfall mitigation berm provided with their design is for a higher exceedance value for the "temporary" land use protecting an RV Park. HP also notes that a lower exceedance value should be used if/when permanent housing (ie., future hotel) will be proposed. Any approval should link this recommendation to the conditions of approval or the design and construction of the rockfall protection berm should be constructed originally with the lower exceedance value used.
-
6. Again, as this is a preliminary plan and construction details for the improvements have not been provided, we anticipate that the applicant will provide complete construction details for the paved accessways, driveways, utility construction and irrigation system construction proposed. As well, we anticipate that the applicant will provide lighting and landscape plans accordingly.

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With this review, and given the applicants ability to provide the information identified above at Final PUD Plan submittal, we do not see specific concerns with this application and the proposed use applied for.

Upon your receipt and review, if you have any questions, please don't hesitate to call.

Respectfully,
SGM-inc.



Jeffrey S. Simonson, PE, CFM
Town Engineer



Colorado River Fire Rescue

16 h.

Tim Cain
Town of New Castle
450 W. Main St.
New Castle, CO 81647
Reference: Riverside RV Park

September 1, 2015

Tim:

I have reviewed the packet from Riverside RV Park and I have the following comments:

- The site plan shows fire rings in the RV Park and along the river. You advised me today that the fire rings have been removed from the proposal due to the conflict with New Castles ordnance on open burning. I support this decision.
- The plans show proposed picnic spots along the Colorado River. My conversation with Robert Chatmas about the walk path to the river was, "they should be wide enough for us to remove a sick or injured person from that location with a rescue litter or ambulance gurney". I am asking for at least a 4' wide path that will have road base or rock installed on the path for traction. Once the path is designed or built and the grade determined, then we may need an anchor devise installed at the top of the path to anchor our rope rescue systems. This will aid with the rescue if we cannot get close enough with our apparatus.

I will need a revised full size site and utility plans along with digital drawings sent to me for my records.

The plans show the requested revisions that Robert and I have previously discussed and I have no further comments.

Please feel free to contact me with any questions or concerns.

Thank you,

Orrin D. Moon,

Acting Division Chief/Fire Marshal.

Tim Cain

16 i

From: Bryan Palmer <bryanplmr@gmail.com>
Sent: Tuesday, September 08, 2015 10:20 PM
To: Tim Cain; Melody Harrison
Cc: riverpark@polarstarproperties.com
Subject: Application for PUD on Lot 1, Section 2 Township 6, Range 9, Riverside Park Subdivision @ 7051 County Rd 335

Mr. Cain and to whom this may concern,

It is my hope to reach the proper person in regards to the to the application for PUD on Lot 1, Section 2 Township 6, Range 9, Riverside Park Subdivision in the Town of New Castle at 7051 County Road 335, New Castle, CO 81647. I own the condominium at 326 River View Dr #108. I just learned about the proposed Riverside RV Park, Inc that has applied with the clerks office to build in the lot just west of the parking area by the building my unit is in. I will be unable to attend the meeting in person.

This letter is to object to such an establishment next to our homes. My condo and parking would border this RV Park and my bedroom would look directly at it. As I am very familiar with RV Parks, I know that it will bring transient visitors very close to our families. This concerns me with general safety of our children that play in the area, our pets, our private property, and our quality of life. Also, the health of the river which runs right past the proposed property.

This property has full potential for being an eyesore. The first thing that owners, renters, and potential owners/renters will see is the RV's when they are pulling up towards our property. Then there is the noise concerns. There will be music, generators, pets, and children constantly around. Next is the smell. There will be the smells of campfires/stoves, smoking of pot and cigarettes, outhouses, and trash which will blow directly into the units in the west end buildings and the cars parked in the parking area there.

Another concern is crime. Will we see an increase in crime by having so many transient people around? Not everyone in an RV is an old couple or a family. Will we have to worry about intoxicated people walking onto our property? I do not want people walking past my property to access the public park near the river. Do we need to be concerned about people publicly exposing themselves to use the restroom? These are all legitimate concerns. We have all seen these things happen in an RV Park.

Please take a moment and think of you and your family one summer evening, wanting to sit outside and eat your dinner on the deck while watching the sunset. You go, sit down, and you hear some 80's heavy metal band playing, the buzz of multiple generators, dogs barking, kids screaming, and a drunk guy yelling. Next, the wind shifts to blow from the west, your family gets a face full of campfire smoke mixed with pot and cigarette smoke, your wife or child has asthma and suddenly they are having a hard time breathing. You have to rush them inside to get their inhaler and your nice dinner is over before you even had your first bite. Or, you come home from a long day, its hot in your home and you just want to open the windows to let the cool evening breeze in. You open them and are bombarded by the smells and sounds listed above. Nice, relaxing night after work, not so much.

It just does not make sense to put an RV park directly next to people's homes. Especially when there is more open space directly to the west of the bridge towards Apple Tree by the boat ramp. Safety, noise, smell, and property value should all come into play when considering this application.

I am all for camping and recreational vehicles. I absolutely love them! However, bordering a location with so many families is not the place for an RV Park. Another point is that if, for some reason, this is approved, there will likely be an

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exponential increase in vacation rentals by owner in RiverPark condos. These are also not ideal for the families that call RiverPark home. We purchased or rent these condos to be in a quiet location close to Glenwood Springs.

I was told when I bought my unit that there were going to be more condos or residences constructed on that parcel of land with the intention of supporting long term housing and helping the housing situation in the valley. This RV park will not be doing that. Please think of the caliber of people this RV park will be bringing to our town and this community. It just is not right to have this RV park approved.

Thank you for taking the time to read my concerns. I appreciate your consideration and am available if you have any questions.

Sincerely,

Bryan R. Palmer, Owner Unit 108 at 326 River View Dr

Bryan Palmer
326 River View Dr, #108
New Castle, CO 81647
bryanplmr@gmail.com
904-753-7618