

June 22, 2023

Village of Ault Planning Commission Members
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Dear Members of the Commission:

My comments refer specifically to you granting a conditional use permit for the Poudre Valley Co-operative in their desire to serve your community with a series of storage units. In your packet of information is a site plan of the site. In keeping with the desires of the local community and your lack of a grocery store, Poudre Valley Co-op will be incorporating a grocery line in their offerings in their new convenience store on this property. The store will offer some prepared on-site food offerings as well as self-service gasoline and diesel fuel islands. As you will see from the site plan, there are spaces for additional restaurant business' in the future, again at the request of some from the Ault community. The site contains bulk propane with additional future tanks planned to provide fuel for heating and cooking in the surrounding area.

The site is zoned for commercial use which by definition allows for "multi-story" (up to 3 story) structures which could realistically be 30'+ to the top of the eve with an additional 10' for a peaked roof. The proposed storage units will be 13' tall to the top of the roof peak.

A cursory glance of either an aerial picture of the site or a site visit may indicate a substantial amount of buildable area. However, as in most things, the devil is in the details. At the north end of the proposed storage units, the property narrows to 53' from the west property line to the east property line. The property is bordered on the west by the Hayden Irrigation Ditch and a buried natural gas pipeline is approximately 22' east of the center of the ditch.

With the 27' of the gas line easement on the Coop's project for the natural gas pipeline removed from constructable space, since no construction may be done within the easement, there remains only 42 feet of buildable space on the north end of the proposed storage units. This may be reduced even more by the Village setback requirements to possibly 7' of buildable area.

Regarding the Village setback requirements as determined by front/rear/side, by common definition, the front of a structure is defined by the point of entrance, as in "front door" or "back door". In the case of the storage units, this is defined by the entrance, or "front" is on the south end of the improvements which then means the east side of the storage units are the "side yard" rather than the back yard. This understanding is clearly demonstrated by the adjacent subdivision since the "rear yard" is defined by the "back door" of the housing units.

Again, by definition of side yard, and the defined setback conditions and given that the storage units are constructed of a "fire-proof material", the setback is reduced to 0 (zero) feet for this type of construction.



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Poudre Valley Co-op desires to be a good member of the Village of Ault. Some members of the community have approached Gordon Ledall with requests for some food items in the convenience store, possibly grocery items and even pet food and hardware items, things normally not sold in a convenience store, however the Co-op wants to be a good neighbor for the Ault community.

When the Conestoga Development was being constructed, the Co-op allowed thousands of yards of fill material to be brought across their site and worked with the new homeowners providing access for the construction of their privacy fences, which per the Weld County GIS, are installed on 10 of 17 of the homes. Poudre Valley Co-op believes the storage units will provide the Conestoga neighborhood with a neat, affordable and well-maintained storage area to say nothing of the close proximity to their homes for very convenient access.

In fact, the definition of F. COMMERCIAL DISTRICTS 1. Intent—says “The purpose of the Commercial (zone) is intended to provide for the development...service business’...to support the adjacent neighborhood... and we believe this is how Poudre Valley Co-op is able to assist our neighbors.

Not shown on the site plan but following the approval of the conditional use permit, the landscaping, storm water retention, HWY 14 access, et al will be part of the improvements in the final design and final approval by the Village of Ault. This may include low water use native plants and trees, rocks and possibly limited irrigation for some areas.

Because of the constraints on the site and the perpetual easements for the utilities, Poudre Valley Co-op sees this as the best option to fully utilize their site while providing an esthetically pleasing, reasonably priced storage option for their neighbors.

With this in mind, we respectfully believe these improvements are well within the intent for granting a conditional use permit for the structures and at the same time, request you vote in favor of the conditional use permit for the storage units.

Regards,

Ed Rieker

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Cc: Gordon Ledall, Poudre Valley Cooperative; Sharon Sullivan, Village of Ault, CO;

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