

RESOLUTION NO. 2018-07

A RESOLUTION APPROVING A USE BY SPECIAL REVIEW PERMIT FOR A HEMP PROCESSING FACILITY, FLAMMABLE LIQUID USE, AND FLAMMABLE LIQUID STORAGE

WHEREAS, there has been submitted to the Board of Trustees of the Town of Keenesburg a request by Koan Ventures LLC for approval of a Use by Special Review (“USR”) permit for a hemp processing facility, flammable liquid use, and flammable liquid storage; and

WHEREAS, all materials related to the proposed USR permit request have been reviewed by Town Staff and found with conditions to be in compliance with Town of Keenesburg zoning ordinances and related Town ordinances, regulations, and policies; and

WHEREAS, the Keenesburg Planning Commission has held a properly noticed public hearing on the application, and has forwarded to the Board of Trustees a recommendation of approval with conditions; and

WHEREAS, after a duly-noticed public hearing, at which evidence and testimony were entered into the record, the Board of Trustees finds the USR permit request should be approved, subject to certain conditions set forth herein.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF KEENESBURG, COLORADO:

Section 1. The Board of Trustees of the Town of Keenesburg hereby approves a Use by Special Review (“USR”) permit for Koan Ventures LLC to operate a hemp processing facility, flammable liquid use, and flammable liquid storage, subject to the conditions set forth on Exhibit A attached hereto and incorporated herein by reference.

INTRODUCED, READ, and ADOPTED this 20th day of February, 2018.

TOWN OF KEENESBURG, COLORADO

Ken Gfeller, Mayor

ATTEST:

Toni Pearl, Town Clerk

EXHIBIT A
Conditions of Approval
Koan Ventures LLC USR Permit

1. Prior to recording the special use permit map, the applicant shall coordinate with Town staff to submit a final version of the special use permit map with appropriate signature blocks for review, signature and recording.

2. Prior to operation, the applicant shall submit written evidence that the Fire Protection District requirements have been adequately addressed.

3. Prior to operation and use of the building, the applicant shall submit the following per the referral response of the building inspector: plans shall be created by a licensed designer who is familiar with this type of industry. Plans shall show the entire building, including restroom, means of egress, and usage of all spaces. Designer shall prepare a code analysis classifying each area and uses based on the adopted code of the Town. If any areas are classified as hazardous, a fire sprinkler shall be provided in that area. Mechanical, plumbing, and electrical plans shall be prepared by a licensed engineer. All storage and use of flammable liquids outside of the building shall be identified.

4. The applicant shall, at all times, ensure its business complies with the 2014 Farm Bill and other applicable laws and regulations.

5. The applicant's traffic plan is subject to review by the Town in the event traffic generation exceeds the anticipated traffic described in the application.