AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

Agenda Item: Public Hearing; Request for Waiver of Gunnison Cou

Action Requested: Board of County Commissioners' Signature

Parties to the Agreement: East River at Almont Property Owner's Association

Term Begins: **Term Ends:** **Grant Contract #:**

Summary:

The property owners are requesting a Waiver of Standards to replace an old existing structure with a new structure that is 12' wide instead of 16' wide

Fiscal Impact: Applicant pays fees

Submitted by: Marlene D. Crosby **Submitter's Email Address:** mcrosby@gunnisoncounty.org

Finance Review: ○ Required ◉ Not Required

Comments:

Reviewed by: Discharge Date:

County Attorney Review: ◉ Required ○ Not Required

Comments:
OK to put on agenda. 7/7/17

Reveiwed by: GUNCOUNTY1\dBaumgarten Discharge Date: 7/7/2017 Certificate of Insurance Required

Yes ○ No ◉

County Manager Review:

Comments:

Reveiwed by: GUNCOUNTY1\mbirnie Discharge Date: 7/7/2017

○ Consent Agenda ◉ Regular Agenda ○ Worksession Time Allotted: 15

Agenda Date: 7/25/2017

Revised April 2015

GUNNISON COUNTY PUBLIC WORKS DEPARTMENT

195 Basin Park Drive
Gunnison, CO 81230
Ph: (970) 641-0044
Fax: (970) 641-8120

NOTICE OF PUBLIC HEARING
REQUEST FOR WAIVER OF
GUNNISON COUNTY STANDARD SPECIFICATIONS
FOR ROAD AND BRIDGE CONSTRUCTION

HEARING DATE, TIME AND LOCATION: The Gunnison County Board of Commissioners will conduct a public hearing, **July 25, 2017 at 8:50 a.m.,** in the Board of County Commissioners Meeting Room in the Gunnison County Courthouse, to hear public comment concerning an application for a waiver of the Gunnison County Standard Specifications for Road and Bridge Construction for the replacement of the bridge on Deerpath Lane in Almont. A copy of the petition and supporting documentation can be reviewed at the Gunnison County Public Works Department at 195 Basin Park Drive, Gunnison, Colorado from 7:00 a.m. to 4:30 p.m. weekdays.

BRIDGE LOCATION: Deerpath Lane bridge over the East River, Almont, CO, more specifically, SE4NW4, Section 22, Township 51 North, Range 1 East, N.M.P.M., County of Gunnison, State of Colorado.

PROPOSAL: The waiver requests permission to replace the existing 12' wide bridge with a 14' wide bridge in lieu of a 16' wide bridge as required by the County Standards. The location and centerline of the replacement bridge will match the existing bridge. The proposed bridge is a pre-engineered bridge with 14' clearance between the guardrails. The proposed bridge will meet all the load-carrying requirements of the County Standards. The bridge will be designed in accordance with the "Standard Specifications for Highway Bridge," by AASHTO.

POSSIBLE ACTION Formal action may be taken on the waiver request at this meeting.

PUBLIC PARTICIPATION: The public is invited to submit verbal or written comments at the hearing, or to submit written comments by FAX (970) 641-8120, by letter to the Gunnison County Public Works Department, 195 Basin Park Drive, Gunnison, CO 81230, or by email to mcrosby@gunnisoncounty.org so long as they are received by 5:00 p.m. the evening before the date of the meeting so that they may be submitted for the public record during the hearing. Additional information may be obtained by calling the Public Works Department office at (970) 641-0044).

ADA ACCOMMODATIONS: Anyone needing special accommodations as determined by the *American Disabilities Act* may contact the Public Works Department prior to the day of the meeting.

/s/ Marlene Crosby
Public Works Director

To be published as a Legal Advertisement in the Gunnison Country Times editions of July 13, 2017 and July 20, 2017.

MARTIN/MARTIN
CONSULTING ENGINEERS

June 2, 2017

Ms. Marlene Crosby
Gunnison County Road and Bridge
Deputy County Manager
195 Basin Park Drive
Gunnison, CO 81230

Re: Request for Waiver of bridge width: Deerpath Lane bridge replacement, Almont

Ms. Crosby:

Thank you for meeting with us in late March to discuss the bridge replacement on Deerpath Lane in Almont. The bridge crosses the East River approximately one-quarter mile upstream of the Highway 135 bridge. We discussed the width of the replacement bridge during our meeting. This letter is the formal request for waiver of the 16' width requirement in the county standards. A 14' width bridge is proposed. The reduced width will allow a significant cost savings, and the 16' width bridge is viewed as unnecessarily wide considering the successful use of the current 12' wide bridge, see attached photograph.

The bridge is owned by the East River at Almont Property Owners Association. The Association is undertaking the replacement of the bridge. The existing bridge has limited load capacity, is deteriorating, and has a center pier mid-stream that regularly catches debris during times of high run-off. The replacement bridge will conform to modern load capacity requirements and will clear span the river. The center pier will be removed, which will improve river hydraulics and improve safety.

This request for waiver is in accordance with the procedures described in Section 1.9 of the *Gunnison County Standards and Specifications for New Construction of Roads and Bridges*, Amended May 20, 2008. The following are required by these Standards:

1. "Name, address, and telephone number of the Applicant":

   Paul Doak
   Vice President, East River at Almont Property Owners Association
   13891 W. 68th Way
   Arvada, CO 80004
   303-886-2237

2. "Identification of the subject property or road":

   Deerpath Lane bridge over the East River, Almont, CO. Deerpath Lane connects with East River Lane which connects with Highway 135.
   More specifically, the bridge is located in the SE1/4, NW1/4, Section 22, Township 51 North, Range 1 East, N.M.P.M, County of Gunnison, State of Colorado.

MARTIN/MARTIN, INC.
12499 WEST COLFAX AVENUE
LAKEWOOD, COLORADO 80215
MAIN 303.431.6100
MARTINMARTIN.COM

See attached survey by All County Survey dated 11 November 2016

3. "A specific description of the requested waiver (including relevant proposed construction plans)":

   The requested waiver is to replace the existing 12' wide bridge with a 14' wide bridge in lieu of 16' in the standards. The location and centerline of the replacement bridge will match the existing bridge. See the attached drawings, Sheet Numbers B01 & B02 dated May 26, 2017 prepared by Martin/Martin for the proposed construction. The proposed bridge is a pre-engineered bridge with 14' clear between the guardrails.

   The proposed bridge will meet all the load-carrying requirements of the county standards. The bridge will be designed in accordance with the "Standard Specifications for Highway Bridges,"by AASHTO.

4. "A detailed explanation of why the proposed waiver is warranted by site specific conditions which create an unusual aspect or feature not shared by property in general and why a) the waiver would not adversely affect the safe, efficient and orderly movement of motorized and non-motorized traffic; b) would not adversely affect health or safety; c) would not cause substantial injury to the owner or occupant of adjacent lands(s); d) would not cause substantial injury to the environment; and e) would provide the functional equivalent of these Standards and Specifications".
   a) The proposed 14' bridge is a substantial improvement in safety over the existing 12' wide bridge. In addition, the new bridge will have guardrails which the existing bridge does not have.
      The existing bridge has been in use since the 1950s. During that time the width of the bridge has served the community on the west side of the river without problems. Large trucks, fire trucks, delivery trucks, etc. all fit on and have crossed the 12' bridge. The proposed bridge increases the width to 14'.
      The bridge is used to access the Mountain View subdivision on the west side of the East river. This subdivision has 17 lots, see attached. However, many of the lots have been combined due to their small size. The current land ownership from the county assessor's office is attached. There are currently seven second homes served by the bridge. Only one of the homes is occupied year-round (by a caretaker). Of the remaining lots, one appears to be one acre or larger that can be developed. It's possible several of the undeveloped lots could be combined to create a buildable lot. The estimated maximum number of homes served by the bridge at full build-out is eleven. The bridge does not and will not see much use.
   b) In addition to the discussion above, the replacement bridge will remove the center pier which will improve safety by improving river hydraulics and removing a regular blockage to river flow in times of run-off.
   c) The bridge is centered in the 30' right of way for Deerpath Lane. The 14' bridge width versus 16' will have no impact on the adjacent landowners. In fact, there is reduced

potential disturbance to adjacent land during construction because the construction zone is narrower.

d) The environmental impacts of the 14' bridge are less than a 16' bridge due to the narrower road approaching the bridge and the likely reduction in the width of disturbance during construction.

e) The functional need of the bridge is to provide safe travel for resident, visitor, contractor, and emergency vehicles. This is met by the current 12' width. The 14' width will improve upon this. Dennis Spritzer, the Gunnison County Fire Marshal, was contacted on April 3, 2017 about the proposed bridge replacement. Mr. Spritzer indicated the proposed 14' width is sufficient for their needs to bring fire-fighting equipment across the bridge.

It should be mentioned that neither the 16' width nor the proposed 14' width are sufficient to allow two vehicles to pass on the bridge. Vehicles approaching the bridge from either direction have adequate site distance to see another vehicle either on or approaching the bridge. One vehicle then pulls over to the side of the road to allow the oncoming vehicle to pass. Adequate pullouts are currently in place to allow for one vehicle to pull over. This practice has been in place since the 50's. These pull-offs will be enlarged as part of this project. See Sheet B02 for a site plan showing the pull-offs.

A second primary function of the bridge is to provide for safe travel of pedestrians. This is provided equally with either width bridge. In both cases there is not room for pedestrians and vehicles to concurrently use the bridge. One or the other needs to wait until the bridge is clear. This is the same procedure used now with the 12' width. The proposed 14' width bridge will have vehicle guardrails which will be a significant safety improvement over the current bridge with no guardrails. The proposed bridge will also have guardrails on the approaches further improving the safety over the current bridge.

In summary, this request for waiver in width is due to the unique site conditions and the successful long-term use of the current 12' wide bridge. The unique site conditions include the very low use of the structure by mostly seasonal home owners. The 14' width will not adversely affect the use of the bridge and is in fact improving the current condition. The proposed 14' width is adequate for emergency vehicles. This proposal results in functional equivalence to the county standards for this specific situation. I request the waiver be approved.

Sincerely,

Paul Doak P.E., S.E.
Principal

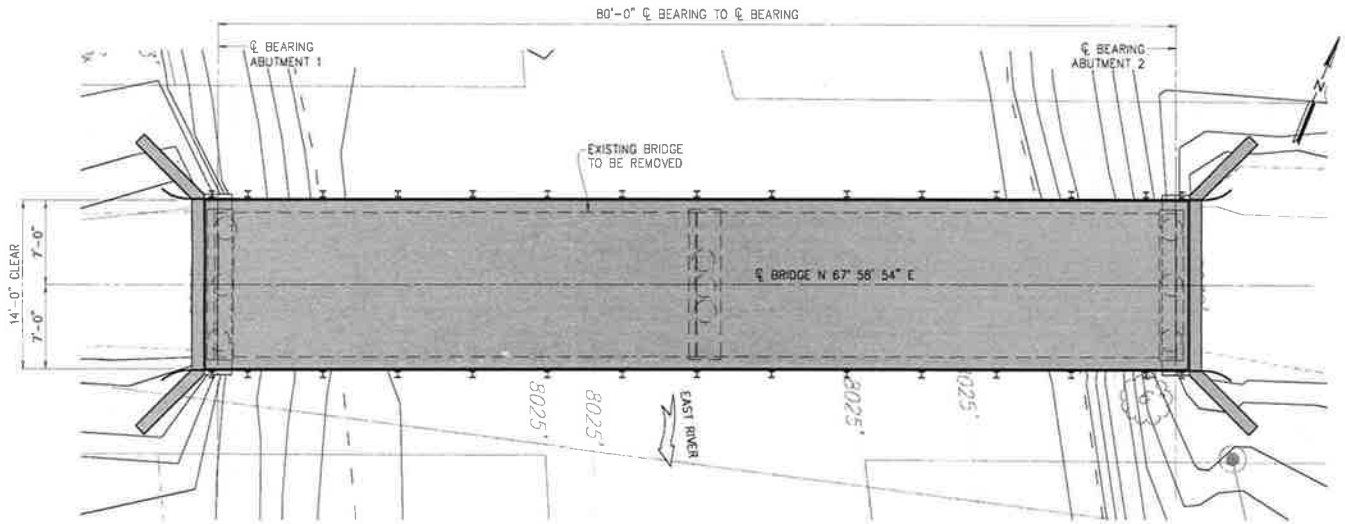
CC: Mr. Norm Yenkey, President East River at Almont Property Owners Association
Mr. Jerry Burgess, SGM

June 2, 2017

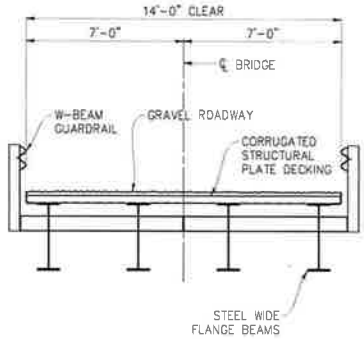
Attachments:

- Photo of existing bridge
- Existing Conditions Survey by All County Survey, dated November 11, 2016
- Engineering drawings for proposed bridge and vehicle pull-offs by Martin/Martin, dated May 26, 2017
- Copy of plat of Mountain View subdivision, dated December 10, 1979
- Current Mountain View property ownership

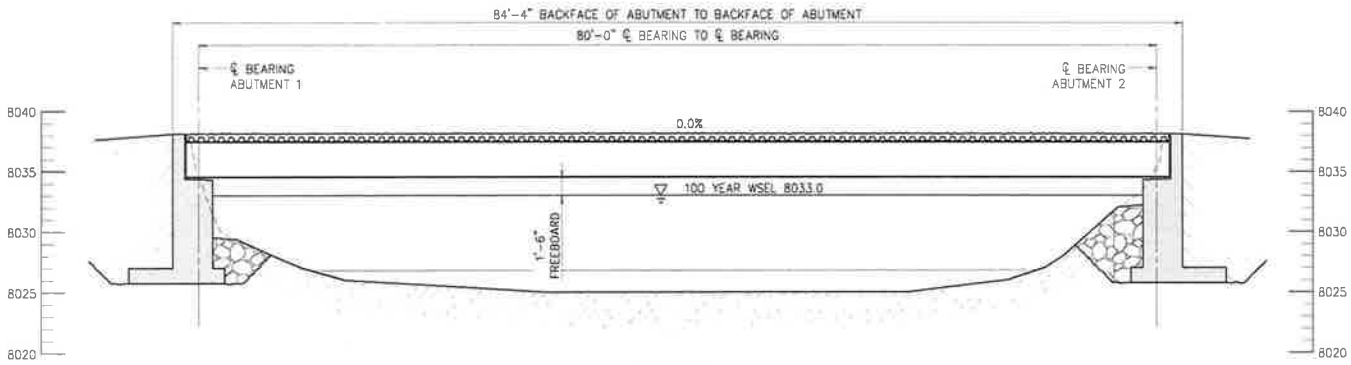
Photo 1, Existing 12' wide bridge to be replaced



LAYOUT PLAN



TYPICAL SECTION



SECTION

TAKEN LOOKING NORTH AT ℄ OF BRIDGE

BRIDGE NOTES:

1. ALL CONSTRUCTION TO BE IN CONFORMANCE WITH COLORADO DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", 2011 EDITION AS MODIFIED BY PROJECT SPECIAL PROVISIONS, SUPPLEMENTAL SPECIFICATIONS, AND THESE DRAWINGS
2. ALL WORK SHALL CONFORM TO THE RECOMMENDATIONS, AS APPLICABLE, SET FORTH IN THE GEOTECHNICAL REPORT FOR THIS WORK TITLED "GEOTECHNICAL INVESTIGATION, DEER PATH LANE BRIDGE, ALMONT COLORADO", PREPARED BY HUDDLESTON-BERRY ENGINEERING & TESTING, LLC DATED MAY 1, 2017
3. CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AS RELATED TO THE STABILITY OF THE STRUCTURE DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE NOTED
4. THE INFORMATION SHOWN ON THESE PLANS CONCERNING THE TYPE AND LOCATION OF UNDERGROUND UTILITES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING FINAL FIELD DETERMINATION OF THE TYPE AND LOCATION OF UTILITES AS NECESSARY TO AVOID DAMAGE THERE TO

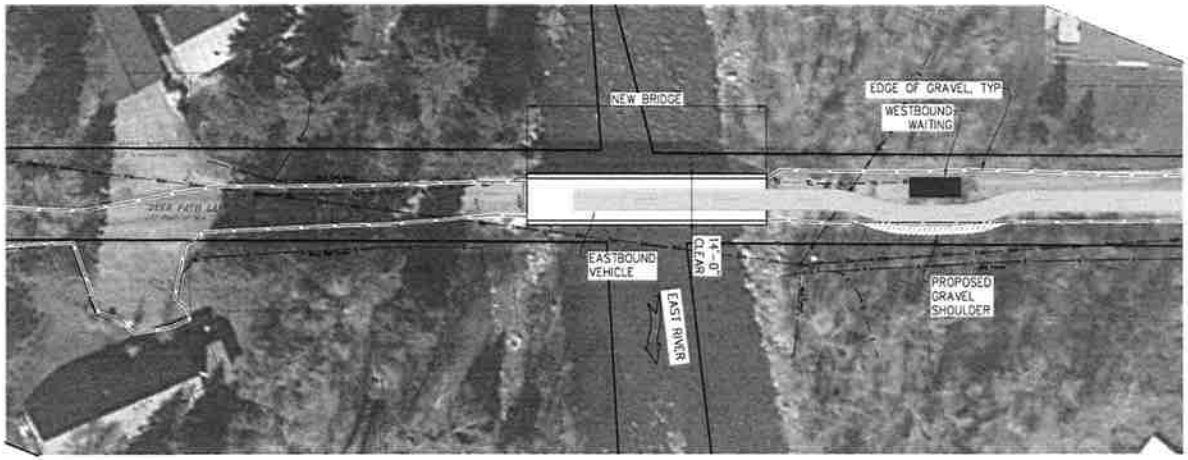
   THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO AT 811 OR 800-922-1987 AT LEAST TWO DAYS (NOT INCLUDING THE DAY CONTACTED) PRIOR TO ANY EXCAVATION OR OTHER EARTHWORK
5. FOR SINGLE LANE TRAFFIC PLAN, SEE DRAWING B02

MARTIN/MARTIN
VARIANCE REQUEST
MAY 26, 2017
NOT FOR CONSTRUCTION

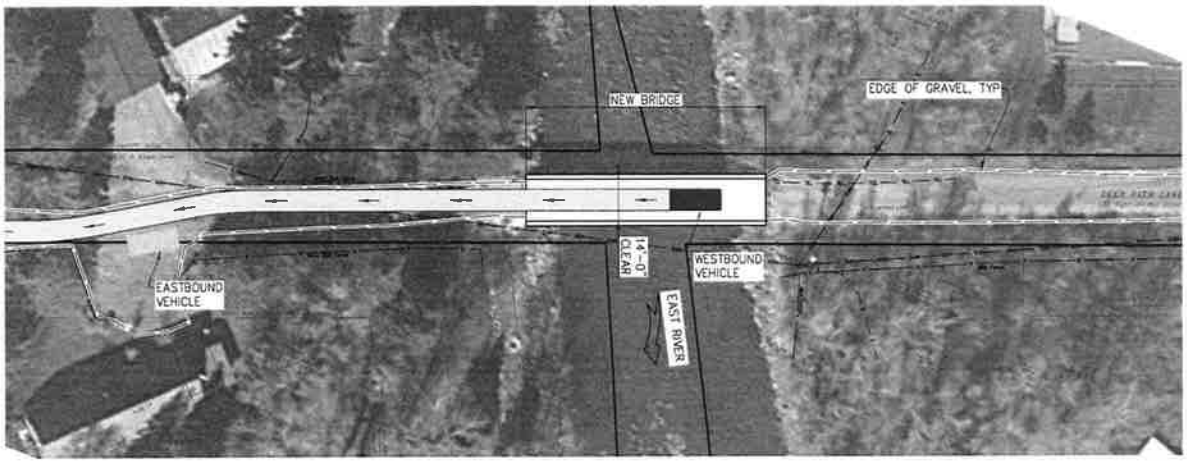
Print Date: Friday, May 26, 2017	Sheet Revisions	DEER PATH LANE BRIDGE	As Constructed
File Name: DEER_B01 GEN	Date: / Comments / Init.	GUNNISON COUNTY, COLORADO	No Revisions:
Horiz Scale / Vert Scale:		EAST RIVER ALMONT PROPERTY OWNER'S ASSN	Revised:
Unit Information / Unit Leader		PO BOX 246	Void:
MARTIN/MARTIN CONSULTING ENGINEERS — 12490 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215 MAIN 303.431.6100 MARTINMARTIN.COM		ALMONT, CO 81210-0246	

GENERAL LAYOUT		Project No./Code
Designer: TNS		
Detailer: MNC		
Sheet Subset:	Subset Sheet:	Sheet Number B01

PLOT DATE: Friday, May 26, 2017 11:21 AM LAST SAVED BY: MORRER
DRAWING LOCATION: G:\MM\MES\Proposals\2017\Deerpath Lane - Paul Stock\DWG\DEER_B01 GEN.dwg



EASTBOUND THROUGH TRAVELER



WESTBOUND THROUGH TRAVELER

MARTIN/MARTIN
VARIANCE REQUEST
MAY 26, 2017
NOT FOR CONSTRUCTION

Print Date: Friday, May 26, 2017	Sheet Revisions	DEER PATH LANE BRIDGE	As Constructed
File Name: DEER_B02 TRAFFIC	Date: / Comments / Init.	GUNNISON COUNTY, COLORADO	No Revisions:
Horiz. Scale / Vert. Scale:		EAST RIVER ALMONT PROPERTY OWNER'S ASSN	Revised:
Unit Information / Unit Leader		PO BOX 246	Void:
MARTIN/MARTIN CONSULTING ENGINEERS		ALMONT, CO 81210-0246	

TRAVELER EXHIBIT

Designer: TNS
Detailer: MNG
Sheet Subset:
Subset Sheet

Project No./Code

Sheet Number: B02

PLOT DATE: Friday, May 26, 2017 11:20 AM LAST SAVED BY: MCDEER
DRAWING LOCATION: G:\MMEN\Proposals\2017\Dempsey Lane - Paul Deck\DWG\DEER_B02 TRAFFIC.dwg

EXISTING CONDITIONS SURVEY
DEER PATH LANE BRIDGE
MOUNTAIN VIEW SUBDIVISION
GUNNISON COUNTY, COLORADO

GRAPHIC SCALE

15 0 7.5 15 30 60

(IN FEET)
1 inch = 15 ft

LAND DESCRIPTION

Deer Path Lane, a 30' Right of Way more particularly described in the Plat of Mountain View Subdivision dated 10 December 1979 as Reception No 346963 of the records of Gunnison County, and the Plat of Gordon's Subdivision dated September 1958 by Robert F. Harrison with no known recording

COUNTY OF GUNNISON,
STATE OF COLORADO.

SURVEY NOTES

1) Boundaries and easements are based on the Plat of Mountain View Subdivision recorded at Rec No 346963 dated December 10, 1979, the Plat of Miller's subdivision recorded at Reception No 580105 dated 07 November 2007, and the Plat of Gordon's Subdivision, no known recording, of the records of Gunnison County, Colorado
2) Bearings are based upon a record bearing of S68°17'W between original No. 5 rebar monuments found along the southern property line of Lot 4, Mountain View Subdivision, as shown hereon.
3) Distances and dimensions are in U.S. Survey Feet. Contour Intervals are 1 foot.
4) Setbacks are based on the Gunnison County Land Use Resolution, amended on February 18, 2016
5) A title commitment was not provided for this survey. This survey does not constitute a title search by this surveyor. Additional easements and/or encumbrances may exist
6) Deer Path Lane bridge deck elevation of 8038.2' is published on the FEMA Gunnison County Flood Profile for the East River, profile 12P. The project benchmark elevation is based on the published bridge deck elevation.
7) Elevations are based the FEMA Gunnison County Flood Profile GNSS observations were averaged to this elevation and taken on October 13, 2016 in NAD 83, NAVD 88, State Plane Coordinates, Colorado Central Zone 0502, Geoid 12 applied. A 6" spike was set along the high water mark of the East River. It has an elevation of 8029.6', as shown hereon.

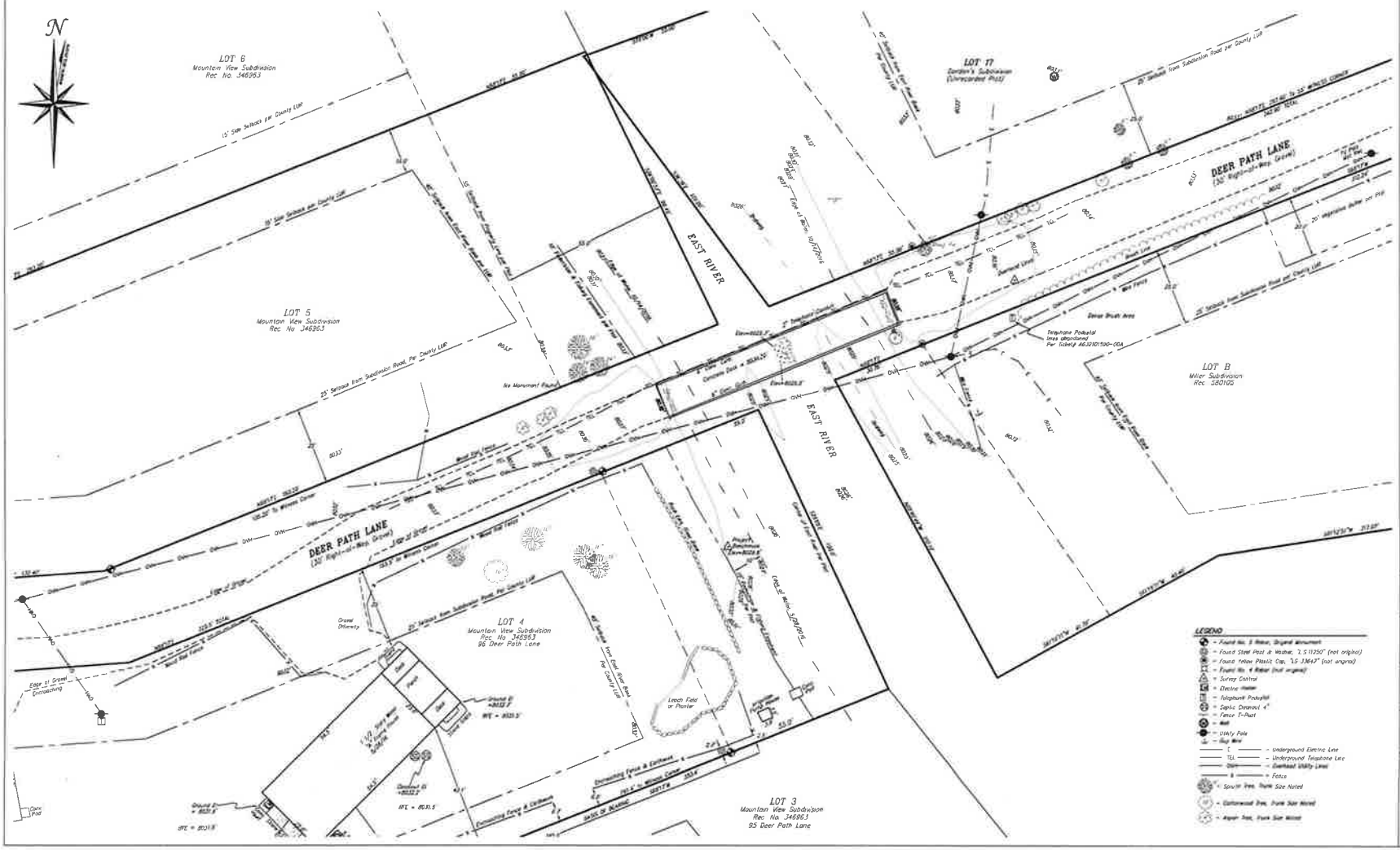
SURVEYOR'S STATEMENT

I, STEPHEN L. JESSOE, for and on behalf of All County Survey, Inc., being a Licensed Professional Land Surveyor in the State of Colorado, do hereby state that this Existing Conditions Survey was prepared by me and under my responsible charge & supervision and a) is accurate to the best of my knowledge, information and belief, b) is in accordance with applicable standards of practice, and c) is not a guarantee or warranty either expressed or implied.

STEPHEN L. JESSOE 38046 PROFESSIONAL LAND SURVEYOR COLORADO

11 November 2016

Stephen L. Jessoe — Date
Colorado Licensed Professional Land Surveyor No 38046
For and on behalf of All County Survey, Inc.



LEGEND

- = Found No. 5 Rebar, Original Monument
- = Found Steel Post & Washer, "L.S.11250" (not original)
- = Found Yellow Plastic Cap, "LS 38049" (not original)
- = Found No. 4 Rebar (not original)
- = Survey Control
- = Electric Meter
- = Telephone Pedestal
- = Septic Cleanout, 4"
- = Fence T-Post
- = Well
- = Utility Pole
- = Guy Wire
- E — = Underground Electric Line
- TEL — = Underground Telephone Line
- OHW — = Overhead Utility Lines
- = Fence
- = Spruce Tree, Trunk Size Noted
- = Cottonwood Tree, Trunk Size Noted
- = Aspen Tree, Trunk Size Noted

ALL COUNTY SURVEY INC.
Stephen Jessoe, P.L.S.
P.O. Box 1744, Gunnison, CO 81230
970-549-9919 www.allcountysurvey.com

EXISTING CONDITIONS SURVEY
DEER PATH LANE BRIDGE
MOUNTAIN VIEW, GORDON'S, & MILLER SUBDIVISIONS
GUNNISON COUNTY, COLORADO

SCALE 1" = 15'
CONTOUR INTERVAL 1 FOOT

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 legal action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

DATE 11 November 2016
DRAWN BY: ADJ
REVIEWED BY SLJ

REVISIONS
1) Tel Ped Abandoned 11/22/16

EXISTING CONDITIONS SURVEY
DEER PATH LANE BRIDGE
MOUNTAIN VIEW, GORDON'S,
& MILLER SUBDIVISIONS
ALMONT
GUNNISON COUNTY, COLORADO

Joshua Ost

From: Marlene Crosby
Sent: Tuesday, August 08, 2017 11:22 AM
To: Joshua Ost
Subject: FW: Comment on Deer Path Lane Bridge in Almont

Hi Josh,

The info for the packet for the Waiver of Standards is the same information that was submitted for the earlier hearing. Will you please add this e-mail to BOCC packet info on the subject?

Thank you,
Marlene

From: Carollynn Cherry [mailto:clcherry@live.com]
Sent: Tuesday, August 8, 2017 9:11 AM
To: Marlene Crosby <MCrosby@gunnisoncounty.org>
Subject: Comment on Deer Path Lane Bridge in Almont

Comment to be considered for the hearing to grant a waiver in bridge replacement on East River.

Hello! I live in this neighborhood. I have watched the people who need this bridge for access to their property struggle with the obvious need to replace it. The bridge has holes in the top, no side rails, and I have had several people tell me they will not drive over it from fear of ending up in the river.

I applaud the homeowners for bonding together and seeing this project through. It will improve safety for everyone. This waiver will allow them to build the best bridge they can get with their limited funds.
Please approve this application.

Thanks for listening!

Carollynn Cherry

350 East River Lane

Almont, CO 81210

970.209.8290