GUNNISON COUNTY, COLORADO
COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT

Colorado Department of Transportation (CDOT)
Blue Mesa Vehicle Storage Facility (VSF)

Land Use Change Permit Application:	Colorado Department of Transportation (CDOT)
Application No:	LUC-2014-26
Date application scheduled with Planning Commission:	January 23, 2015
Prepared by:	Neal Starkebaum, Assistant Director

APPLICANT NAME:	Colorado Department of Transportation 15285 South Golden Road, Building 47 Golden, CO 80401
PROPERTY OWNER NAME:	Colorado Department of Transportation 4201 E. Arkansas Avenue Denver, CO 80222
AUTHORIZED REPRESENTATIVE:	Joseph Erjavec Crestone Consultants, LLC 14145 W. Warren Circle Lakewood, CO 80228
PROJECT DESCRIPTION:	The applicant is proposing a 7--Bay Vehicle Storage Facility (VSF), a sand shed and storage yard for maintenance operations and housing of equipment required for maintenance of Highways 50 and 92. Road construction associated with the upcoming CDOT Blue Canyon Project requires relocation of the existing CDOT maintenance facility located further west on Highway 50. The existing sand dome on Blue Mesa Pass will be removed as a part of that project and a new sand shed incorporated into this facility. Also proposed is the construction of four housing pads as an onsite option for housing CDOT staff. Three of the pads will be available for employees who may wish to site a mobile home at the facility. The fourth pad will be available to a seasonal (temporary) employee that allows for an RV to be parked during the summer months. The temporary employee pad will not be provided with water service. No permanent residential structures are planned for the site.

	The VSF and sand shed will be constructed as a single, pre-engineered metal building with shed style roofs and will include a 2-bay, indoor concrete masonry unit (CMU) wash bay for washing trucks after storm events, which will include a reuse system for recycling of the water. The proposed VSF is contained within an 8000 square foot footprint, with approximately 7,000 square feet of the building dedicated to interior vehicle/equipment storage and 1000 square feet within a two story office component, in the east end of the building, for office space, staff break room, storage and restrooms. The sand shed will comprise approximately 4,000 square feet. The colors of the building have been selected to complement the natural surroundings. The site will include a paved storage yard in which two road de-icing storage tanks will be located, and a bulk fuel area, provided with secondary containment. The VSF/Sand Shed and yard will be consolidated on the southern end of the parcel, adjacent to Hwy 50 to minimize impacts to adjacent neighbors/residences and allow for ease of access to Highway 50. The housing pads will be separated from the VSF and located further north on the property, away from the primary view from Highway 50. The existing access road will be realigned and built to CDOT access standards. The site will provide a centralized CDOT maintenance facility that will provide for the safety of the traveling public on Highways 50 and 92.
PROPERTY LOCATION:	The site is located on a 35.11 acre parcel, north of and adjacent to Highway 50, at mile marker (MM) 127, approximately 4 miles west of Blue Mesa dam, in part of Lots 33, 38 & Tract 38 (aka Tract 4), North of Highway 50, Section 1, Township 48 North, Range 5 West, NMPM
SURROUNDING LAND USES:	Private lands and National Park Service lands. An existing residence is located on the parcel to the west of the proposed facility.
INITIAL IMPACT CLASSIFICATION:	Major Impact, pursuant to Section 7-101: Projects Classified as Major Impact, B. New Commercial, Industrial Larger than 5000 sq. ft. or five acres. The applicant requests reduction in the impact classification to Minor Impact Review based upon the size, scale and use of the parcel. The project is not technically a commercial or industrial use. It is an institutional use by government to provide a service to the traveling public, for highway maintenance and snowplowing. Section 3-111: Classification of Impact B. Criteria for Classifying Impact. An application for a Land Use Change Permit is initially assigned an impact classification by the Community Development Department pursuant to Section 4-102: Administrative Review Projects That Do Not Require Land Use Change Projects, Section 5-102: Projects Classified as Administrative Review Projects That Require Land Use Change Permits, Section 6-102: Projects Classified as Minor Impact Projects, and Section 7-101: Projects Classified as Major Impact.

	The Planning Commission may change a project's initial impact classification after a review of the following: 1. Additional Criteria. In addition to the specific criteria of each section, the County shall also consider the following in determining the impact classification: a. Demand For Public Services**.** Whether the proposed land use change is expected to generate a minor or a major demand for public services, including roads, transit, schools, water supply, sewage disposal, fire and police protection, and emergency services; and b. Impacts On Impact Area And Environment. Whether the proposed land use change is expected to generate a minor or a major impact on the impact area or on the environmental resource and hazard areas defined within and regulated by Article 11: Resource Protection Standards; and c. Impacts Related To All Existing And Proposed Development In Impact Area. The impacts of the proposed land use change, when considered in conjunction with existing and proposed land use changes in the impact area. The proposed development will provide an important and necessary service to the traveling public for safe and clear highways, with limited demand on public services. The impacts on the area and environmental are expected to be minor as defined and regulated by Article 11. The impacts will be minor when considered in conjunction with existing and proposed land use in the impact area. This is a consolidated and centralized location for road maintenance for Highways 50 and 92, with minimal impact to public services and existing and proposed development in the area. Staff supports the request for reduction in the impact classification to Minor Impact.
AGENCY AND DEPARTMENT REVIEWS:	▪ GC Emergency Services ▪ GC Public Works ▪ CO Division of Wildlife ▪ Gunnison County Fire Protection District
ATTACHED EXHIBITS:	▪ Copy of application was provided to PC on December 19, 2014 ▪ Comments from Crystal Lambert, EH Official, January 6, 2015 ▪ Comments from Marlene Crosby, Director, GC Public Works, January 14, 2015 ▪ Comments from Dennis Spritzer, GVFPD, December 12, 2014
STATUS OF APPLICATION:	Work session and site visit with applicant January 23, 2015. Public Hearing date to be determined.

PLANNING COMMISSION TASKS AT INITIAL WORK SESSION:		— Acknowledge receipt of application by applicant name, name of development (if applicable) and date of application — Hear applicant presentation — Identify and consider issues — Create list at end of meeting of items to be addressed at next meeting, and the date by which related information is to be submitted — Determine if application is ready to be set for public hearing, or if other work session is required — Set site visit date and determine if application is ready for public hearing
EA or EIS is required for this project	☐ Yes ☒ No	
Project located in Special Geographic Area	☐ Yes ☒ No	
Phasing proposed	☐ Yes ☒ No	
Is a Partially Exempted land use change (Section 1-106)	☐ Yes ☒ No	
PRE-APPLICATION CONFERENCE:		A pre-application conference was conducted on February 6, 2014

APPLICABILITY OF *LAND USE RESOLUTION* STANDARDS:

STANDARD, BY LUR SECTION, DIVISION AND/OR ARTICLE	Plan complies, or compliance will be determined during review	Staff Comments/ References to specific documentation
9-101: E. and F.: Secondary residences are allowed, and standards are addressed in covenants	☐ Yes ☐ No ☒ N/A	No secondary uses are proposed as part of this application. The proposed employee housing is considered a primary use.
9-102: Home occupations	☐ Yes ☐ No ☒ N/A	No home occupation is proposed as part of this application.
9-103: Bed and breakfast	☐ Yes ☐ No ☒ N/A	No bed and breakfast is proposed as part of this application.
9-203: Mobile home communities	☐ Yes ☐ No ☒ N/A	A mobile home community is not proposed as part of this application.
9-302: Farm or ranch stand	☐ Yes ☐ No ☒ N/A	No farm or ranch stand is proposed as part of this application.
9-303: Dude ranches and resorts	☐ Yes ☐ No ☒ N/A	No dude ranch or resort is proposed as part of this application.

9-304: Adult-oriented uses	☐ Yes ☐ No ☒ N/A	No adult-oriented use is proposed.
9-305: Seasonal recreational vehicle parks and campgrounds	☐ Yes ☐ No ☒ N/A	No R.V. parks or campgrounds are proposed as part of this application.
9-400: Minerals and construction materials	☐ Yes ☐ No ☒ N/A	No exploration, extraction, or processing on minerals and construction materials is proposed as part of this application.
9-501: Special events	☐ Yes ☐ No ☒ N/A	No special events are proposed as part of this application.
9-502: Temporary structures	☐ Yes ☐ No ☒ N/A	No temporary structures are proposed as part of this application.
9-503: Satellite dishes	☐ Yes ☐ No ☒ N/A	No satellite dishes are proposed as part of this application.
9-504: Attached wireless communications devices	☐ Yes ☐ No ☒ N/A	No attached wireless communication devices are proposed as part of this application.
9-505: Freestanding wireless communications structures	☐ Yes ☐ No ☒ N/A	No freestanding telecommunication structures is proposed.
9-506: Child care center	☐ Yes ☐ No ☒ N/A	No child care center is proposed as part of this application.
9-507: Group home	☐ Yes ☐ No ☒ N/A	No group home is proposed as part of this application.
9-508: Keeping of livestock not on an agricultural operation	☐ Yes ☐ No ☒ N/A	No livestock is proposed to be kept on the subject parcel as part of this application.
9-509: Camping on individual parcel	☐ Yes ☐ No ☒ N/A	No camping is proposed as part of this application.
9-600: Essential housing	☐ Yes ☐ No ☒ N/A	The essential housing linkage fee will be assessed as part of the Building Permit.
10-102: Locational standards for residential development	☐ Yes ☐ No ☒ N/A	Not applicable.
10-103: Residential density	☐ Yes ☐ No ☒ N/A	Not applicable.
10-104: Locational standards for commercial, industrial or other non-residential uses	☐ Yes ☐ No ☒ To be determined	The site does not meet the Primary Locational Standard, as it is not located adjacent to an incorporated municipality or within a municipal three-mile plan area. C. Alternative Locational Standards, When the applicant has demonstrated that a proposed commercial, light industrial, industrial or other non-residential development cannot satisfy the primary locational standard, the location may be approved if the Board finds that in addition to meeting all of the other applicable requirements of this Resolution, the cumulative

		impacts of the proposed development and existing development will result in no significant net adverse impact to neighborhood uses, wildlife, visual quality, air or water quality, and the proposed use complies with the following: 1. Locational Considerations. a. Necessary Location. The location is necessary to relocate the two existing CDOT maintenance and operations facilities impacted by the *Blue Creek Canyon Project* (sand dome at Hwy 50 MM 122.0 and maintenance barn/housing pads at Hwy 50 MM 125.0) are located within 5 miles of the subject parcel (located at MM 127.0). The parcel location has been determined based on public safety and a transportation necessity for road maintenance operations related to the state highway system, Highways 50 and 92. As per the *Blue Creek Canyon Project* description, due to safety improvements of Hwy 50, the subject parcel affords the ability to consolidate operations and uses into a single facility centrally located to provide highway maintenance and staff housing. b. No site is reasonably attainable in or adjacent to the nearest municipality or existing permitted business or industrial park. Not applicable. c. Location well-suited to specific use. The proposed location is particularly well-suited for the specific use. The facility will provide efficient, centralized maintenance for Highways 50 and 92, and staff housing, thereby reducing CDOT traffic from Montrose and Gunnison. The location is well-suited to provide the specific use for highway maintenance. d. Need or use is well-suited in a particular area. There is a documented need for year round road maintenance of Highways 50 and 92. This location is well-suited to provide that service in a centralized location.

	☐ Yes ☐ No ☒ To be determined ☐ Yes ☐ No ☒ To be determined	e. Use is designed to serve a specific residential area. Not applicable. 2. Compatible with existing uses established in impact area. The proposed use is compatible with uses established in the impact area. Review and determination by PC. 3. No significant net adverse effect. Review and determination by PC.
11-102: Voluntary best management practices	No submittal requirements; no standard of compliance	
11-103: Development in flood hazard areas	☐ Yes ☐ No ☒ N/A	The subject parcel is not in the floodplain, according to County mapping.
11-104: Development in geologic hazard areas	☐ Yes ☐ No ☒ N/A	No geologic hazards are identified.
11-105: Development in wildfire hazard areas	☐ Yes ☐ No ☒ N/A	The subject parcel is not in a severe wildfire hazard area.
11-106: Protection of wildlife habitat areas	☒ Yes ☐ No ☐ N/A	A referral was sent to the Gunnison Office of the Colorado Park and Wildlife. Comments on the project were requested, but not received. The location is outside of County mapped Occupied Sage-grouse habitat.
11-107: Protection of water quality	☐ Yes ☐ No ☒ N/A	There are no water bodies within 100' of the proposed improvements.
11-108: Standards for development on ridgelines	☐ Yes ☐ No ☒ N/A	The proposed development is not on a ridgeline.
11-109: Development that affects agricultural lands	☐ Yes ☐ No ☒ N/A	The proposed development is not adjacent to any agricultural lands nor does it affect agricultural lands.
11-110: Development beyond snowplowed access	☐ Yes ☐ No ☒ N/A	The subject parcel is not beyond snowplowed access.
11-111: Development on Inholdings in national wilderness	☐ Yes ☐ No ☒ N/A	The subject parcel is not an inholding in national wilderness.
11-112: Development above timberline	☐ Yes ☐ No ☒ N/A	The proposed development is not above timberline.
12-103: Road system	☐ Yes ☐ No ☒ N/A	Comments from Marlene Crosby, Director, GC Public Works, January 14, 2015 note that no County road is impacted by the land use change. The access road is being built to a CDOT standard, which is higher than County standards.
12-104: Trails	☐ Yes ☐ No ☒ N/A	No trails are impacted or associated with this application.

12-105: Water Supply	☒ Yes ☐ No ☐ N/A	The water supply for the parcel will be provided by an individual well. An Exempt Domestic Well Permit has been issued by the Colorado Division of Water Resources under Permit #293936. Water will be provided to the VSF Building and to 3 of the housing pads. The vehicle wash bays will utilize a water recycling system. Waste water from snow melt and floor drains is planned to be reclaimed, processed and reused.
12-106: Wastewater treatment	☒ Yes ☐ No ☐ N/A	The facility is planned to be served by an On-Site Wastewater Treatment System (OWTS). Comments received from Crystal Lambert, Environmental Health Official, January 6, 2015, note that the installation of an on-site wastewater treatment system to accommodate the residential units and the vehicle storage facility is feasible.
12-107: Fire protection	☒ Yes ☐ No ☐ N/A	The site in the Gunnison County Fire Protection District and subject to their regulations and standards. Comments received from Dennis Spritzer, GVFPD, January 12, 2014 note that he has been working with the applicant and has no fire related issues.
13-102: B.: Location within municipal three-mile plan area	☐ Yes ☐ No ☒ N/A	The parcel is not within a three-mile plan area.
13-103: General Site Plan Standards And Lot Measurements	☒ Yes ☐ No ☐ N/A	The site plan submitted as part of this application and complies with standards of this section.
13-104: Setbacks From Property Lines And Road Rights-Of-Way	☒ Yes ☐ No ☐ N/A	The site plan submitted with the application complies with the setback requirements of this section.
13-105: Residential Building Sizes And Lot Coverages	☐ Yes ☐ No ☒ N/A	N/A
13-106: Energy And Resource Conservation	☐ Yes ☐ No ☒ N/A	This section does not apply to non-residential buildings.
13-107: Installation Of Solid-Fuel-Burning Devices	☐ Yes ☐ No ☒ N/A	No solid-fuel burning devices are proposed.
13-108: Open Space And Recreation Areas	☐ Yes ☐ No ☒ N/A	There is no open space required for this application.
13-109: Signs	☐ Yes ☐ No ☒ N/A	Identification of the facility is permitted with a sign permit.
13-110: Off-Road Parking And Loading	☐ Yes ☐ No ☒ N/A	The use complies with standards of this section, as shown on the site plan submitted as part of this application.
13-111: Landscaping And Buffering	☐ Yes ☐ No ☒ TBD	Landscaping and buffering is included. Determination of

		buffering to be determined.
13-112: Snow Storage	☒ Yes ☐ No ☐ N/A	Snow storage is provided on site.
13-113: Fencing	☒ Yes ☐ No ☐ N/A	Fencing is not proposed as part of this application.
13-114: Exterior Lighting	☒ Yes ☐ No ☐ N/A	The exterior light fixtures comply with standards of this section, as shown on the plans submitted as part of this application.
13-115: Reclamation And Noxious Weed Control	☒ Yes ☐ No ☐ N/A	A reclamation permit will be required from GC Public Works. Comments from Marlene Crosby, Director, GC Public Works, January 14, 2015.
13-116: Grading And Erosion Control	☒ Yes ☐ No ☐ N/A	The application has been reviewed by Gunnison County Public Works. Comments from Marlene Crosby, Director, GC Public Works, January 14, 2015.
13-117: Drainage, Construction And Post-Construction Storm Water Runoff	☒ Yes ☐ No ☐ N/A	The application has been reviewed by Gunnison County Public Works. Comments from Marlene Crosby, Director, GC Public Works, January 14, 2015.
13-118: Water Impoundments	☐ Yes ☐ No ☒ N/A	There is no water impoundment proposed as part of this application.
13-119: Standards To Ensure Compatible Uses	☐ Yes ☐ No ☒ To be determined	The proposed land use change shall be designed, constructed, and maintained in a manner that will not adversely affect the character and tranquility of nearby residential or public use areas. Review and determination by PC.