

**GUNNISON COUNTY PLANNING COMMISSION
PRELIMINARY AGENDA: FRIDAY, August 7, 2020**

Meetings conducted remotely using the Zoom platform link below

- 8:45 a.m.**
- **Call to order; determine quorum**
 - **Unscheduled citizens:** A brief period in which the public is invited to make general comments or ask questions of the Commission or Planning Staff about items which are not scheduled on the day's agenda.
- 9:00 a.m.** **Aero Marketing- LUC-20-00030; Work Session.** Aero Marketing and Logistics, LLC is proposing to install a 150 foot multi-user telecommunication facility with two prefabricated equipment shelters in order to accommodate the required radio/electrical equipment. The site will also require up to two backup generators with the appropriate diesel/propane storage tanks. This site is located off of US Highway 50, west of the CDOT building, west of Blue Mesa Dam, parcel # 398500000005.
- 9:30 a.m.** **Wattles Subdivision (LUC-20-00002); Work Session-**Applicant is proposing to subdivide 8.9 acres of what was known as Rocky River Resort into a two-lot subdivision and a boundary line adjustment.
4359 County Road 10, Gunnison Colorado.

LINK TO THE ZOOM MEETINGS CAN BE FOUND AT:

<https://www.gunnisoncounty.org/144/Community-and-Economic-Development>

On Line Meetings tab

Or using the link below.

Gunnison Com Dev is inviting you to a scheduled Zoom meeting.

Topic: Planning Commission Meeting

Time: Aug 7, 2020 08:30 AM Mountain Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/98406077484?pwd=VDhyQTZXMitYWVhVjRGx6NDNTaINLUT09>

Meeting ID: 984 0607 7484

Passcode: 036088

One tap mobile

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Find your local number: <https://zoom.us/u/aAn0uA41H>

**GUNNISON COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, August 7, 2020**

The Gunnison County Planning Commission conducted a regular meeting in the Planning Commission Meeting Room in the Blackstock Government Center, 221 N. Wisconsin, Gunnison, Co. **Present:**

Chairperson- A.J. Cattles Vice-Chairperson- Jack Diani Commissioner-Vince Rogalski Commissioner-Diego Plata Alternate-Commissioner-Andy Sovick Alternate-Commissioner-Scott Cox	Director of Community and Economic Development-Cathie Pagano Senior Planner – Rachel Sabbato Senior Planner- Hillary Seminick Manager of Administrative Services- Beth Baker Others present as listed in text
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Recused/Absent/Seated:

Absent: Commissioner Laura Puckett Daniels

Recused:

Seated:

With a quorum present Chairperson Cattles opened the August 7, 2020 regular meeting of the Planning Commission.

Moved by Diani seconded by Rogalski to approve the Planning Commission meeting minutes of May 29, 2020 as amended, the motion passed unanimously- Commissioners Cattles, Diani, Rogalski, Plata, Sovick and Cox voted yes.

Moved by Diani seconded by Rogalski to approve the Planning Commission meeting minutes of June 19, 2020 as amended, the motion passed unanimously- Commissioners Cattles, Diani, Rogalski, Plata, Sovick and Cox voted yes.

Aero Marketing- LUC-20-00030: The Gunnison County Planning Commission conducted a work session to discuss the Aero Marketing and Logistics, LLC proposal to install a 150-foot multi-user telecommunication facility with two prefabricated equipment shelters in order to accommodate the required radio/electrical equipment. The site will also require up to two backup generators with the appropriate diesel/propane storage tanks. This site is located off of US Highway 50, west of the CDOT building, west of Blue Mesa Dam.

Present representing Planning Commission; Commissioners Cattles, Diani, Rogalski, Plata, Sovick and Cox.

Present representing staff: Senior Planner Rachel Sabbato, Manager of Administrative Services Beth Baker, Director of Community and Economic Development Cathie Pagano and Senior Planner Hillary Seminick.

Present representing application: Aero Marketing representatives Chris Stryker and Scott Stryker.

With a quorum present Chairperson Cattles opened the work session.

Chris Stryker explained the proposed tower is a 150 ft. communications multi-user tower. The demand for better cell service is significant in the area of this tower on Highways 50 and 92. They have several other towers in the area, under construction. He reviewed the site plan showing the access point on Highway 50 on west side of the knoll. They have been working with CDOT. He said:

- There will be very minimal traffic after construction.
- Old Highway 50 will be the access point for the tower.
- There will be a lattice support tower and two equipment storage buildings.
- The towers are going to be sited lower on the site to minimize the visual impacts.
- The elevations, in the file, illustrate the towers.
- Emergency services will be allowed to install two-way radio equipment on the towers.
- There will be no lights on the towers, there will be lights for emergencies on the equipment shelters.

Stryker noted the FAA has determined this is a no hazard to air navigation. This could be constructed a little quicker than the standard 45-days, because of the existing access. The generators will cycle every 30-days and typically run between five to eight minutes during the exercise.

Rogalski asked if there would be any water or bathrooms; Stryker said only during construction-otherwise no.

Diani asked how large the two buildings will be; Stryker said 10x20 sq. ft.

Sovick asked if there had been any communication with the nearby residents: Stryker said none to date, there will be a public hearing and they will be noticed at that time.

Sabbato asked if the tower could be moved lower down on the site: Stryker said yes but the tower would have to be lengthened by 20 ft. to meet the carrier objectives. Moving on to the steeper slope makes it much more difficult to install and maintain.

Sovick asked about the leasing of the property. Stryker said his company S & J development LLC owns the site.

Sabbato said Colorado Parkes and Wildlife (CPW) had not returned any comments. Plata commented CPW input would be helpful.

Cox asked if this antenna would eliminate all the dead spots in that area, or would there be a need for more: Stryker said this would not eliminate all dead spots.

The commissioner unanimously agreed there would be no site visit necessary.

The commissioners agreed the application is ready for a public hearing, but they would like to see the CPW comments, and the CDOT permit should be in place.

Cattles closed the work session.

Wattles Subdivision (LUC-20-00002); The Gunnison County Planning Commission conducted a work session to review the application to subdivide 8.9 acres of what was known as Rocky River Resort into a two-lot subdivision and a boundary line adjustment. The site is located at 4359 County Road 10, Gunnison Colorado.

Present representing Planning Commission; Commissioners Cattles, Diani, Rogalski, Plata, Sovick and Cox.

Present representing staff: Senior Planner Rachel Sabbato, Manager of Administrative Services Beth Baker, Director of Community and Economic Development Cathie Pagano and Senior Planner Hillary Seminick.

Present representing the application: Applicants/ owners Rob and Dani Wattles.

With a quorum present Chairperson Cattles opened the work session.

Rob Wattles provided a project description. They will be dividing the former Rockey River Resot in half. There will be lots A and B. They are retaining ownership of Lot A and selling Lot B as a residential lot. They will also do a boundary line adjustment between Lot A and their Rockey River Estates adjacent lot. There will be no commercial operation on the lots.

The septic system on Lot B will be decommissioned and the existing cabins on Lot B will not have septic. A new owner would have to install their own septic system. The new well is right above the new Lot A. Lot B will have the existing well.

He noted there will be an easement on the plat, it will allow the lot owners in the adjacent Rockey River Estates owners to use the easement to get to the river.

Cattles asked how the cabins on Lot A. would be used; Wattles said three of cabins will not have water or septic, two do have water and septic. They are being used as storage structures right now. The cabins have historic designations.

Cattles asked if Lot B would be commercial; Wattles said it is being sold as a residential site. They are seasonal cabins. The cabins could be moved. It will be up to the new owner. The only stipulation would be it will not be a new commercial area. A land use change would be required to have any commercial use of the Lot B.

The commissioners said the covenants should be very specific as to the cabins uses, and that should also be part of the approval document.

Sabbato explained Public Works has said the access along the river will be vacated and a new access at the north end will be installed. This will provide a better line of site. The Fire Marshall is comfortable with the new proposal. Colorado Parks and Wildlife had no comments. The new well for lot A has been constructed.

The commissioners agreed they would need a site visit and an additional work session.

Cattles closed the works session.

/S/ Beth Baker
Manager of Administrative Services
Gunnison County Community Development Department