JACOB SCHLOESSER – LIGHT INDUSTRIAL USE
LAND USE CHANGE APPLICATION: LUC 2007-06
AMENDED APPLICATION – NOVEMBER 29, 2011

PROJECT DESCRIPTION

Schloesser and Company, Inc.(the "Company") is a sole proprietor business operated by Jacob Schloesser and located at 318 Pine Street in Marble, Colorado. The Company fabricates reclaimed wood building materials and furniture. Much of the Company's operations are conducted at the job-site for the customer. Other operations are conducted on a portion of the larger parcel owned by Jacob Schloesser which is legally described as Lot 2, Ragged Meadow subdivision, and consists of 9.3 acres. (See Final Plat of Ragged Meadow subdivision attached as **Attachment A**). The Company limits operations on Lot 2 to an area less than 1 acre in size labeled on the attached site plan as the Light Industrial Activity Envelope ("Activity Area" or "Site"). (See Aerial View attached as **Attachment B** and Site Plan attached as **Attachment C**.) The Site is accessed from Meadow Lane, a Gunnison County road, which is maintained year-round by the residents of the area, including the Company. Meadow Lane connects to County Road 3, which is a year-round County-maintained road.

The fabrication process undertaken by the company in the Activity Area involves bringing wood to the site, and then treating, processing, cutting and manufacturing the wood. All milling activities are fully contained within an existing building of 2,100 square feet in size. The building houses machinery and equipment and some storage of materials. The County issued a building permit for the building on May 24, 2001.

To minimize noise from its operations, the Company has arranged the machinery inside the building to allow the doors to be closed during operation of the machinery. The Company has also insulated the majority of the building to further reduce noise and plans to complete additional insulation over the next year. The Company hired a consultant recommended by the County to complete a noise analysis, which the consultant completed in September 2011 (a copy of which is attached as **Attachment D**). The consultant determined that the operation of machinery on the Site did not exceed the County's allowable noise levels as measured at various locations around the Site on adjoining properties.

Other activities occurring within the Activity Area include storage of wood and materials in an outside storage area, which is a relatively flat area that has been cleared of vegetation. The Company operates a bobcat an average of twice per week to move wood between the storage area and the shop. The Activity Area also includes landscape berms to shield operations from view from the road and the adjacent property. To further shield the Activity Area from view, the Company proposes to construct a gate and fencing within 90 days after approval of the

EXHIBIT C

application. (See Entry Elevation attached as **Attachment E** and Proposed Mitigation Measures and Estimated Costs attached as **Attachment F**.)

Although the Company conducts its activities on the Site on a year-round basis and seven days per week, the Company does not have set business hours because the work is completed on an infrequent basis depending on the number of projects undertaken at any given time. During certain weeks there is no activity on the Site, while at other times operations might occur several days in a row. Regardless of the level of operations at any given moment on the site, the Company will not conduct activities outside of the hours of 8:00 a.m. to 6:00 p.m.

The Company typically meets customers of the business off-site and often at the customer's location. Visits by customers to the site are rare, averaging less than once per month, and are made by appointment only. Wood is delivered to or from the site an average of three times per month. (See Delivery Log attached as **Attachment G**.) The Company employs independent contractors on a project by project basis, who typically work on installation of the product at the customer's location, although there are on occasion working from the Site.

The Company's business of reclaiming and reusing wood is based on its strong ethic to protect the environment. The reuse of wood beams and timbers offsets the need to cut down more forest. The Company has also worked extensively to help the Marble community. When the historic Bank Building needed a floor, the Company provided it. When the vision of replacing the historic Bell Tower came from the Marble Historical Society, the Company provided labor and materials over a seven year period until the Bell Tower was completed free of charge. The Company is committed to both the Marble community and the surrounding neighborhood.

COMPLIANCE WITH ARTICLE 9

The operations of the Company comply with applicable provisions of Section 9-301E as set forth below.

9-301E.1. MAXIMUM AGGREGATE BUILDING SIZE. The existing building is 2,100 square feet which is less than the maximum 5,000 square feet permitted.

9-301E.2. OPERATION CONTAINED WITHIN BUILDINGS. With the exception of outside storage within the Activity Area, which is permitted under Section 9-301E.10, all operations by the Company are located within the existing building.

9-301E.3. OPERATION IMPACTS TO BE CONTAINED WITHIN PROPERTY BOUNDARIES. The operations of the Company do not produce any offensive noise, vibration, electrical or magnetic interference, glare, fumes, odors, smoke, dust, heat or waste noticeable at, or beyond, the property boundaries. Below is a discussion related to specific issues raised during previous Planning Commission meetings.

Sound

As discussed in the Noise Analysis attached as **Attachment D**, the operations do not produce sound in excess of County standards and are equivalent to the sound produced by two neighbors talking. In addition, the Company will complete insulation of the building within the next year which will lower the sound produced by the operations to a level below even that demonstrated by the noise analysis. The Company has also agreed to place a gate at the entrance to the Site to shield operations from view, but which will also serve to mitigate any sound which might otherwise escape through the entrance.

Air Quality

The building is heated by a wood-fired boiler that was installed in 2005. In 2006, the County adopted regulations to prohibit solid-fuel-burning devices, but grandfathered existing solid-fuel-burning devices, including the Company's boiler. Nevertheless, the Company has taken measures intended to reduce use of the boiler, including completing insulation of the building and insuring that the wood used in the boiler does not contain glue or paint.

Water Quality

The Company operates with a dust collection system that prevents by-products from milling wood from entering the water system.

9-301E.4. TRAFFIC. The Company's operations produce minimal traffic to the Site. A Delivery Log is attached as **Attachment G** which shows deliveries to the Site for 2009, 2010 and 2011. Deliveries to and from the Site average three times per month during this three-year period. Independent contractors hired by the Company visit the Site infrequently because the majority of the work performed occurs at the customer's location. The delivery schedule and other trips to the Site are far less than the maximum permitted ten trips per day.

9-301E.5. HOURS OF OPERATION. The hours of operation on the Site will be limited to 8:00 a.m. to 6:00 p.m.

9-301E.6. LIMITATION ON RETAIL SALES. The Company does not operate a retail store, although an occasional neighbor or customer will purchase a replacement piece of wood or character piece directly from the Company.

9-301E.7. MITIGATION OF VISUAL IMPACTS. The Company has installed a berm to screen the Site from view from the road and adjacent property. The Company will also install a gate and additional fencing within 90 days after approval of the application to further screen the Site.

9-301E.9. PARKING SHALL BE INDOORS, OR SCREENED FOR LIGHT INDUSTRIAL USE VEHICLES. All vehicles will be parked in the outdoor storage area which is screened from view by the existing berms and the gate to be installed.

9-301E.10 OUTSIDE STORAGE. The outdoor storage area is screened from view by the existing berms and the gate to be installed.

COMPLIANCE WITH ARTICLE 13

The operations of the Company comply with the applicable sections of Article 13 as set forth below.

13-104 SETBACKS FROM PROPERTY LINES AND ROAD RIGHTS OF WAY. Setbacks for buildings located within a business and commercial use is 50 feet from the adjoining property line boundary. The existing building is located more than 50 feet from the adjacent residential property and more than 40 feet from the adjacent public road.

13-107 INSTALLATION OF SOLID-FUEL-BURNING DEVICES. See discussion above under Section 9-301E.3.

13-109 SIGNS. The Company does not wish to display signage on the Site. If the Company decides to install a sign, the Company will be required to comply with all applicable County regulations applicable to signs.

13-110 OFF-ROAD PARKING AND LOADING. The Site includes ample square footage for off-road loading and parking within the Activity Area. The existing building uses 2,100 square feet of the Site and the majority of the remaining area is available for outdoor storage and off-road loading and parking, just outside of the existing building. All parking is screened from view by existing berms and proposed gate and fencing.

13-111 LANDSCAPING AND BUFFERING. The Site includes existing vegetation and landscape berms.

13-112 SNOW STORAGE. The portion of the Activity Area designated for outdoor storage and parking contains ample areas for snow storage.

13-113 FENCING. The Company proposes to install fencing as set forth on the Entry Elevation attached as **Attachment E**.

13-119 STANDARDS TO ENSURE COMPATIBLE USES. The Company has worked diligently to mitigate impacts to adjacent landowners by undertaking or committing to complete the following measures:

1. Limiting hours of operation from 8:00 a.m. to 6:00 p.m.
2. Conducting operations within the existing building and installing insulation in the building to mitigate sound produced by operations.
3. Screening outdoor storage and loading and delivery areas from view with berms, fencing and a gate.

LIST OF ATTACHMENTS TO AMENDED APPLICATION

Attachment A	**Final Plat of Ragged Meadow subdivision**
Attachment B	**Aerial View of Neighborhood**
Attachment C	**Site Plan**
Attachment D	**Noise Analysis**
Attachment E	**Entry Elevation**
Attachment F	**Proposed Mitigation Measures and Estimated Cost**
Attachment G	**Delivery Log**