

GUNNISON COUNTY PLANNING COMMISSION
REVISED PRELIMINARY AGENDA: Friday, August 17, 2018

- 8:45 a.m.**
- **Call to order; determine quorum**
 - **Approval of Minutes**
 - **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.** **Alpha Mechanical Solutions, LLC**, public hearing, request to renovate the existing 6,600 square foot, vacant, former Trough restaurant, to include:
- Add a 2,613 square foot second floor, within the existing building
 - Add a future 3,242 square foot addition to the east side of the existing building
 - Fence/Screen the existing parking area
 - + 75% of the building used for warehouse/commercial office
 - + 25% of the building used for light industrial manufacturing
- The site is located at 37610 W. Highway 50, approximately 1 mile west of the City of Gunnison, south of Highway 50, bounded by Shavano Drive on the west and south, legally described as .92-acres in the NE1/4NW1/4 Section 10, Township 49 North, Range 1 West, NMPM
LUC-18-00025
- 10:00 a.m.** **Golden Eagle Trash Service LLC**, continued public hearing, request for a commercial storage yard for refuse trucks, recycle containers and 3-bay shop building, with existing residence, located at 690 CR 18, legally described as a parcel in the NW1/4SW1/4 Section 3, Township 49 North, Range 1 West, NMPM, on 40-acres
LUC-18-00017
- Noon** Lunch
- 1:00 p.m.** **Nine Mile Ranches Subdivision Resubdivision**, work session, request to resubdivide Nine Mile Ranches Subdivision; 38-acres into four single-family lots, Lot R1 5.0-acres, Lot R2 11.87-acres, with existing residence; Lot R3 9.83-acres; Lot R4 9.86-acres. The new residences will be served by well and septic. The property is located east of Highway 149, within the E1/2SE1/4 Section 22, Township 48 North, Range 2 West, N.M.P.M.
LUC 16-00027
- 1:30 p.m.** **Staff**, proposed Land Use Resolution amendments
- 2:00 p.m.** **Discount Storage, Michael O'Loughlin, representing Centennial Storage Partners, LLC**, request to amend a condition of approval, Discount Storage Expansion LUC-18-00003
- Adjourn**

**GUNNISON COUNTY PLANNING COMMISSION
REGULAR MEETING
August 17, 2018**

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- Kent Fulton Vice-Chairperson- Jack Diani Commissioner- Vince Rogalski Alternate Commissioner- Daniel Spivey	Assistant Director of Community Development- Neal Starkebaum Manager of Administrative Services- Beth Baker Others present as listed in text
---	--

Recused/Absent/Seated:

Absent: Commissioners Plata, Mugglestone and Cattles
Commissioner Spivey was not present for the Nine Mile re-subdivision application

Recused: None

Seated: Commissioner Spivey was seated for the entire August 17, 2018 Planning Commission meeting.

With a quorum present Chairperson Fulton opened the August 17, 2018 regular meeting of the Planning Commission.

Moved by Rogalski seconded by Fulton to approve the Planning Commission meeting minutes of July 20, 2018, as amended, the motion passed unanimously.

Moved by Fulton seconded by Diani to approve the Planning Commission meeting minutes of August 3, 2018, as amended, the motion passed unanimously.

Alpha Mechanical Solutions (LUC-18-00025): The Gunnison County Planning Commission conducted a public hearing. They reviewed the request to renovate the existing 6,600 square foot, vacant, former Trough restaurant, to include:

- Add a 2,613 square foot second floor, within the existing building
- Add a future 3,242 square foot addition to the east side of the existing building
- Fence/Screen the existing parking area
 - + 75% of the building used for warehouse/commercial office
 - + 25% of the building used for light industrial manufacturing

The site is located at 37610 W. Highway 50, approximately 1 mile west of the City of Gunnison, south of Highway 50, bounded by Shavano Drive on the west and south, legally described as .92-acres in the NE1/4NW1/4 Section 10, Township 49 North, Range 1 West, NMPM

Present representing the Planning Commission: Commissioners, Fulton, Diani, Rogalski, and Spivey.

Chairman Fulton seated Commissioner Spivey.

Present representing staff: Assistant Director of Community and Economic Development Neal Starkebaum, and Manager of Administrative Services Beth Baker.

Present representing the application: applicants Fred and Lisa Niederer.

With a quorum present Chairperson Fulton opened the public hearing. Manager of Administrative Services Beth Baker confirmed adequate public notice. The applicants submitted the certified mailing receipts, and proof of posting; the Community and Economic Development Department had the public notice published in the Crested Butte News and Gunnison Country Times.

Fred Niederer noted he had submitted a letter of explanation, addressing the alternative locational standards. The issues included location, health and financial constraints. He also addressed landscaping, fencing, the proposed shipping containers and exterior lighting.

Staff Comments:

Starkebaum said all the comments have been forwarded to the Planning Commission, and are part of the Community Development File. Director of Public Works Marlene Crosby, addressed traffic issues. She explained Shavano Dr. is a County road. There is an upcoming project, dealing with snow storage and drainage. The previous use of the building, was the Trough restaurant; the new use will reduce traffic. There should be very little, if any, traffic after 5:00 P.M.

Fulton asked, if there had been any snow plowing issues. She explained, it has been an ongoing struggle, because of the drainage issues. He asked who would have to remove the tree; she said it would be removed by the County.

Planning Commission Comments:

Rogalski asked about the second story; Niederer explained it will be constructed within the existing structure.

Spivey asked if there will be a bay door; Niederer said yes, on the south wall.

Diani asked about noise levels; Niederer said after measuring the noise levels created by a cordless drill or plasma table, he determined the traffic noise from the highway is louder; the building actually impedes the highway noise level. The planned addition could decrease the highway traffic noise levels.

Spivey asked what percentage of use the light industrial component would be; Niederer said 25% or less.

Fulton asked if the south doors could be closed when they are manufacturing; Niederer said yes. Starkebaum noted this would be difficult to enforce.

Rogalski asked about the fencing on Highway 50; Neiderer said they could make the storage containers look like smaller buildings, wood clad with a shed style roof. Starkebaum asked about the fencing on the south side, next to the residential units; Niederer said there will be a 50 ft. section, with an operational gate.

Public Comments:

Appraiser, Martin Klinowski, explained he did not see any evidence there would be a decrease to the monetary values of the adjacent condos.

Applicant Responses:

Neiderer explained there will be code compliant lighting; one light on the south side. The main entrance will be illuminated, but will be on a photo cell. All overhead lighting will be operated with a switch.

Diani asked about the main entrance; Niederer explained it would be a double door with an overhang.

Niederer said Public Works would like the parking spaces, on west side of the building, to be parallel parking spaces; if diagonal parking spaces were allowed, there would be more parking spaces. It would be customer parking; there are very few customers at the office, at any one time.

The commissioners directed staff to prepare a draft approval, for review at the next meeting.

The commissioners reviewed the alternative locational standards. Fulton noted the commissioners received comments from the applicant, and are comfortable with the considerations. Specifically, no other site available. They agreed the proposed fencing along Highway 50 was adequate, the fencing adjacent to the storage facility could be chain-link. The City's comments on the aesthetic aspects, would be addressed with trees, placed on the south side of the ditch. They agreed compatibility with the neighborhood has been addressed, with the wood clad fencing, landscaping, and reduction in the hours of operation.

Niederer presented illustrations of the outside of the building. He explained it would be either a paintable horizontal wood sided product, or a hardy board product. They do not have the color scheme yet.

Fulton continued the public hearing to September 7, 2018 at 9:00 A.M.

Golden Eagle Trash LLC (LUC-18-00017): The Gunnison County Planning Commission conducted a continued public hearing. They continued the review the request for a commercial storage yard for refuse trucks, recycle containers and 3-bay shop building, with existing residence, located at 690 CR 18, legally described as a parcel in the NW1/4SW1/4 Section 3, Township 49 North, Range 1 West, NMPM, on 40-acres.

Chairperson Fulton seated Commissioner Spivey.

Present representing the Planning Commission: Commissioners Fulton, Diani, Rogalski, and Spivey.

Present representing staff: Assistant Director of Community and Economic Development Neal Starkebaum, and Manager of Administrative Services Beth Baker.

Present representing the application: Applicants Carolyn and Alphonse Tamarcaz, and attorney Mike Dawson.

With a quorum present Chairperson Fulton opened the continued public hearing.

Applicant comments:

Dawson noted they had submitted information on the three hundred foot line, on the site plan, and addressed the alternative locational standards.

Staff Comments:

Starkebaum said the Sage-grouse coordinator did not place a 300 ft. setback requirement on this site. Dawson explained they were addressing the disturbed area on the western one-third of the property.

Diani suggesting moving the operation to the north and east further, to help alleviate visibility concerns. Dawson was concerned, up the hill would be more visible. He added this site will be less visible, for more people, and they would be removing less sagebrush.

Starkebaum suggested siting the staging yard to the east of the building to provide more visual buffering; Taramarcaz said that could be done. Starkebaum added the building would be the buffer, and the containers would be on the east side as well.

Spivey asked about fencing; Taramarcaz said it would be 8ft. tall, chain-link fencing with slats along the yard, completely enclosing the roll-offs. Rogalski said the fencing will help with visibility.

Starkebaum noted all the comments received had been distributed to the Planning Commission, and are part of the Community and Economic Development Department file.

Public Comments:

Mari Rogers asked where the adjacent houses are in relation to the house and fencing. Starkebaum presented a map to illustrate.

Jon Mugglestone said the proposed shift in design would increase the impacts to the neighbors above the site, on County Rd. 17. Starkebaum asked if the site was visible from Mugglestone's house; Mugglestone said it was not, but it is visible near his home. Bill Nesbit explained the property from which the proposed site is visible belongs to Omar Stratman.

Mari Rogers said she agreed with Mugglestone, and noted there are many industrial areas more suited than this residential area.

Ken Bodine pointed out this application does not comply with the locational standards.

Neil Santarella asked if this application complied with the City's Three Mile Plan.

Martin Klinowski pointed out there have been many historical uses similar to this proposed use and impacts: a moving - storage company, port- o- pottie company, the rifle club, and other commercial uses. They are proposing a clean operation.

Jake Stone said there had not been a port -o- pottie business there, in at least ten years.

Heather della Volpe said the property had been for sale, for a very long time.

Corrin Stagl asked if there had been any odor complaints about the applicant's trash trucks. The dumpsters are currently stored on site, a fence would mitigate the visual impacts. The road has never been in better shape. There is a considerable amount of traffic, because the gun club uses the road.

Public Works Director Marlene Crosby said Mayflower Moving Co. used the road in the 1970s, Coleman's trucking operation has been there since the 1980s; there has been historic heavy equipment traffic usage. This proposed usage is an insignificant addition to the road impacts. The current condition of the road exceeds the County standards. She is not able to document additional potential impacts to the road.

Starkebaum asked if the road is adequate for the suggested uses; Crosby said yes, they have inspected this road several times during this application review. Fulton asked if these additional uses would be acceptable; Crosby said yes.

Stone was concerned with the impacts of the trucks turning in and off the highway; Crosby said she will discuss it with CDOT.

Ken Bodine was concerned with drifting snow, and the safety issues; increasing truck traffic is problematic. Crosby said it is an issue for the County. Bodine asked if the width of the road met standards; Crosby said yes.

Rain Bodine requested clarification on the number of trucks and containers: Taramarcaz said seven, and they might expand with two more trucks. There are three to four compactor trucks that would leave in the morning and return in the afternoon. There could be approximately four roll-off trips per day.

The commissioners discussed *Gunnison County Land Use Resolution Section 10-104-C 1. b* - No site is reasonably attainable in or adjacent to the nearest municipality or existing permitted business or industrial park. Crosby explained Gold Basin Industrial Park, is County owned. The lots are not for sale, only leases, making this difficult to finance.

Applicant Responses:

Dawson explained no site is reasonably available. There are no available parcels, in the City limits. Gunnison Center does not allow the use, Vista Business Center is not financially feasible, and Gold Basin has lease only lots.

The commissioners asked for copies of the covenants for Vista Business Center and Gold Basin Industrial Park.

Ken Bodine pointed out, if this use is inappropriate for the Industrial parks, how it can be appropriate for a residential setting.

Jake Stone wants good neighbors. The Taramarcazs could be good neighbors, but the public is not being respected.

Ken Bodine said the City staff report defines the site uses as rural residential. Fulton explained the City Three Mile Plan has not been updated since 1996, 22 years ago. It is used for guidance, but the County is not required to follow the comments.

Starkebaum explained this is a mixed use neighborhood. There are existing residential and commercial uses. There are mitigation methods proposed, and traffic was adequately addressed.

Bodine asked what impacts there would be to the agricultural uses; Fulton reiterated, it is already a mixed use neighborhood. Spivey, Rogalski and Diani agreed it is currently a mixed use neighborhood.

Fulton directed staff to contact the City, to ask, if there have been complaints about the applicant's trash trucks.

Ken Bodine was concerned with the increase in the number of trucks and containers, and the resulting increased traffic.

Mari Rogers was concerned this would devalue her property.

Corrin Stagl said installing a fence would mitigate the visual impacts.

Ken Bodine reiterated, there are several other more appropriate sites for this type of business.

Jon Mugglestone asked if an approval would set a precedent; Fulton explained, each application is reviewed individually on its own merits. Starkebaum agreed.

Ken Bodine was concerned with the combination of residential uses and this commercial use; Starkebaum explained the County has approved Industrial parks, which have a combination of residential and industrial uses.

Fulton continued the public hearing to September 7, 2018 at 10:00 AM.

Nine Mile Ranches Subdivision Re-subdivision (LUC-18-00027): The Gunnison County Planning Commission conducted a work session. They reviewed the request to resubdivide Nine Mile Ranches Subdivision; 38-acres into four single-family lots, Lot R1 5.0-acres, Lot R2 11.87-acres, with existing

residence; Lot R3 9.83-acres; Lot R4 9.86-acres. The new residences will be served by well and septic. The property is located east of Highway 149, within the E1/2SE1/4 Section 22, Township 48 North, Range 2 West, N.M.P.M.

Commissioner Spivey did not attend the work session.

Present representing the Planning Commission: Commissioners Fulton, Diani, and Rogalski.

Present representing staff: Assistant Director of Community and Economic Development Neal Starkebaum and Manager of Administrative Services Beth Baker.

Present representing the application: Applicant Rose Foley.

With a quorum present Chairperson Fulton opened the work session.

Foley explained the three lot subdivision they were approved for last year, ran into a problem with the existing access. It is defined as an agricultural access, and can't be used for a residential access. They are requesting a re-subdivision of one lot, creating a four lot subdivision. The fourth lot would be a five acre parcel; this would reduce the remaining three lots to approximately ten acres each.

Starkebaum noted they have water from the Upper Gunnison River Conservancy District, and there are no Sage-grouse issues.

The commissioners directed staff to prepare a draft recommendation of approval for the next meeting, for review.

The joint public hearing will be conducted October 19, 2018, at 9:00 A.M.

Fulton closed the work session at 1:40 PM

Gunnison County Land Use Resolution (LUR) proposed amendments: The Gunnison County Planning Commission conducted a work session to discuss the proposed amendments to the LUR.

Chairperson Fulton seated Commissioner Spivey.

Present representing the Planning Commission: Commissioners Fulton, Diani, Rogalski, and Spivey.

Present representing staff: Assistant Director of Community and Economic Development Neal Starkebaum, and Manager of Administrative Services Beth Baker.

With a quorum present, Chairperson Fulton opened the work session

The commissioners agreed:

- To increase the building size for light industrial uses from 5,850 sq. ft. to 6,500 sq. ft.
- To allow two residential units, with square footage capped at 1,500 sq. ft.
- To amend the definition of Long Term Camping, limiting it to no more than 180 cumulative days, in one calendar year.
- To amend the marijuana regulations to include Vista Business Center, for manufacturing, grow, and medical uses.

This will be reviewed again by the Planning Commission and then forwarded to the Board of County Commissioners, for a public hearing.

Discount Storage, Centennial Storage Partners, LLC, (LUC-18-00003); The Gunnison County Planning Commission conducted a work session. They discussed a request to amend a condition of approval, for the Discount Storage Expansion.

Chairperson Fulton seated Commissioner Spivey.

Present representing the Planning Commission: Commissioners Fulton, Diani, Rogalski, and Spivey.

Present representing staff: Assistant Director of Community and Economic Development Neal Starkebaum, and Manager of Administrative Services Beth Baker.

Present representing the application: applicant Ken Snyder and attorney Michael O'Loughlin.

With a quorum present, Chairperson Fulton opened the work session

O'Loughlin explained they are requesting an extension of the deadline, from August 31, 2018 to December 31, 2018. Snyder is attempting to purchase the adjacent parcel, this parcel would be used for the outdoor parking, which is on his current lot. They would apply for a minor impact land use change, for the use of the adjacent parcel. He is requesting an extension of the August 31, 2018 deadline, currently on the approval.

Starkebaum explained the condition for the deadline was placed by the Planning Commission, and does not require a public hearing to change the dates.

Moved by Rogalski seconded by Fulton to extend the August 31, 2018 deadline to December 31, 2018, if the applicant submits a land use change application, for the adjacent lot by August 31, 2018. If the application is not submitted the deadline remains August 31, 2018. The motion passed unanimously.

The commissioners adjourned the August 17, 2018 meeting of the Planning Commission at 2:40 P.M.

/S/ Beth Baker
Community Development Department Title
Gunnison County Community Development Department