

**GUNNISON COUNTY PLANNING COMMISSION**  
**PRELIMINARY AGENDA: FRIDAY, September 4, 2020 by ZOOM meeting**

- 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.**     **Aero Marketing- LUC-20-00030; public hearing.** 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.
- 9:45 a.m.**     **Colorado State University- LUC-20-00013: Work session.** Colorado State University is requesting that the approximately 18.6 acres of the Wilson Subdivision, located at 1141 State Highway 135 be subdivided into two new parcels. These parcels are indicated as Lot 1 and Lot 2 on the Plat. The intent of Colorado State University, the applicant, is to sell Lot 1, the southern lot (3.50 acres), to the Valley Housing Fund (VHF) for the purpose of land banking and ultimately the development of affordable housing. No specific development type, site plan, or product has been determined as of this application. The intent of Colorado State University, the applicant, is to retain Lot 2 (15.13 acres) for the purpose of relocating the Colorado State Forest Service currently located at Western Colorado University. Current structures will remain, and adaptation to the new use involves interior remodels of the existing single-family residence and shop building. One additional building is proposed, a 32 x 50' greenhouse for the production of seedling plant material. One main access for both lots will be located across State Highway 135 from Clark Blvd.
- 11:00 am**     **Wattles Subdivision- LUC-20-00002-** 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.

**GUNNISON COUNTY PLANNING COMMISSION  
REGULAR MEETING  
Friday, September 4, 2020**

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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- AJ Cattles	Director of Community and Economic Development- Cathie Pagano
Vice-Chairperson-Jack Diani	Senior Planner – Rachel Sabbato
Commissioner-Vince Rogalski	Manager of Administrative Services- Beth Baker
Commissioner- Diego Plata	Others present as listed in text
Commissioner-Laura Puckett Daniels	
Alternate Commissioner- Andy Sovick	
Alternate Commissioner- Scott Cox	

**Absent:** Commissioner Puckett-Daniels for the Wattles Subdivision work session.

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With a quorum present Chairperson Cattles opened the September 4, 2020 regular meeting of the Planning Commission.

Moved by Diani seconded by Rogalski to approve the Planning Commission meeting minutes of August 7, 2020 as presented, the motion passed unanimously.

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**Aero Marketing- LUC-20-00030;** The Gunnison County Planning Commission conducted a public hearing. They reviewed 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.

With a quorum present Chairperson AJ Cattles opened the public hearing.

Present representing the commission: Commissioners Cattles, Diani, Rogalski, Plata, Puckett-Daniels, Sovick and Cox.

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

Present representing application: Applicant/ Owners Scott and Chris Stryker.

The commissioners introduced themselves.

Sabbato reviewed the Planning Commission public hearing protocol.

Baker confirmed adequate notice. The staff had the notice published in the Crested Butte News and Gunnison Country Times and the applicant submitted the certified mailing receipts and proof posting.

Chris Stryker explained his application is for the installation of a telecommunications tower structure. They are trying to provide cell service/ internet service availability in an underserved area. This will address needs as identified by the wireless industry and emergency management. He noted based on letters received from emergency managers there is need.

Sabbato added there have been several documents submitted since the last work session:

- Letter of determination from the FAA -no flight hazard concerns
- Email from CDOT with no concerns and permit to be processed- notice to proceed was given to the applicant for the process.
- Photo simulation of what the tower will look like
- Public comments
- An in-person comment was noted

Cox asked what color the tower would be. Chris Stryker said antennas are typically white but it could be painted a dull grey.

Gunnison County Emergency Manager Scott Morrill confirmed this area has a significant gap in cell phone coverage. The profiles provided show this site will cover the gaps for 911 and emergency management services. He added the applicants have offered collocation for emergency services cell phone radio equipment. The upcoming highway construction project would be positively impacted by better cell phone coverage.

### **Public Comments**

Michael Yocum was not in favor of the project. His concerns included:

- The impact to his view sheds
- Lowering his property values
- Health concerns
- The tower would be 50 ft. from the front gate of his property
- Livestock concerns

Danielle Yocum was not in favor of the project. Her concerns included:

- Health concerns
- Financial consequences
- Aesthetics is a major concern
- Possibly endangering humans or animals

Chris Stryker said property values are enhanced by good cell phone and internet service. It actually enhances values. They are installing a lattice tower, because it is the most concealed. The Forest Service and BLM prefer the lattice tower because the structure is not solid and can be seen through.

Daniel Yokum reiterated the tower would be 50 ft. from her front gate and at the top of the hill.

Scott Stryker said they have just completed a telecommunications tower above Jacks Cabin Cutoff Road. They did not get any push back even from Wilder on Taylor which looks up at it. That tower is 140 ft. tall, on the top of the Almont triangle area. It was seen as a value.

Sabbato shared her screen to show the parcel map. She reviewed the land use standard requirements for a telecommunications tower.

Michael Yocum reiterated his health concerns.

Chis Stryker explained the FCC requires the tenants themselves be responsible for their RF (radio frequency) emissions.

Margaret Erem said they received the public notice late.

Chris Stryker explained the FCC requires RF emission thresholds at 10 meters, once above the 10-meter threshold the amount of emissions is so low that it is not measurable. They have worked with Adams County school district and have performed before and after RF studies. During the RF study the before and after included inside and outside RF measurements. The results showed the RF emissions were higher from light bulbs and microwaves. A cell phone produces more RF than a tower. The closer the tower is the less RF the phone will have to produce.

Daniel Yokum said the tower will be about 150 meters from her house. The microwave signals concern her. She said the notification was too short and she has spoken to an attorney. She asked for a public hearing continuation. She received one notification. She has not had enough time to assimilate the information. Her brothers did not receive notice. Sabato noted the process requirements. She said the applicants submitted the certified mailing receipts with the appropriate mailing date.

Glenn Giles asked which companies would be allowed to collocate on the tower. Stryker said there was no bias, anyone interested in collocating can. Giles asked when the tower would be complete. Stryker said approximately August 2021.

The commissioners asked for:

- The proof of receipt for the certified mailings
- Information in regard to health concerns
- Information on property values
- Financial impacts on agriculture

The commissioners continued the public hearing to September 18, 2020 @ 9:00 a.m., on ZOOM. Using the link- <https://www.gunnisoncounty.org/144/Community-and-Economic-Development> and the **ON LINE MEETINGS** tab.

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**Colorado State University- LUC-20-00013:** The Gunnison County Planning Commission conducted a work session. They reviewed the Colorado State University application requesting that the approximately 18.6 acres of the Wilson Subdivision, located at 1141 State Highway 135 be subdivided into two new parcels. These parcels are indicated as Lot 1 and Lot 2 on the Plat. The intent of Colorado State University, the applicant, is to sell Lot 1, the southern lot (3.50 acres), to the Valley Housing Fund (VHF) for the purpose of land banking and ultimately the development of affordable housing. No specific development type, site plan, or product has been determined as of this application. The intent of Colorado State University, the applicant, is to retain Lot 2 (15.13 acres) for the purpose of relocating the Colorado State Forest Service currently located at Western Colorado University. Current structures will remain, and adaptation to the new use involves interior remodels of the existing single-family residence and shop building. One additional building is proposed, a 32 x 50' greenhouse for the production of seedling plant material. One main access for both lots will be located across State Highway 135 from Clark Blvd.

With a quorum present Chairperson AJ Cattles opened the work session.

Present representing the commission: Commissioners Cattles, Diani, Rogalski, Plata, Puckett-Daniels, and Sovick.

Present representing staff; Senior Planner Rachel Sabato, Manager of Administrative Services Beth Baker, and Director of Community and Economic Development Cathie Pagano.

The commissioners introduced themselves.

Present representing the application: applicant Fred Hoberick, Colorado State Forest Service representative Sam Pankratz, Gunnison Valley Housing Fund representatives Jim Starr, Butch Clark and Susan Kerns.

Hoberick summarized the application as a two-lot subdivision, in the current Wilson Subdivision. Lot one intended for future affordable housing, contingent on a future annexation into the City of Gunnison. Lot two for the relocation of the Colorado State University facility from the Western State Colorado University campus. They are considering a 32 x 50 greenhouse, for growing tree samplings.

Pankratz said the illumination of the green house lights would be from 7 a.m. to 7 p.m. There will be five full time employees and occasional seasonal staff. As a field base entity they are out in the field as much as possible. Early spring through snowfall the staff comes into the office and for the most part leaves to perform field work. Their primary mission is working with private land owners across jurisdictional lines. They have agreements with Lake City, Gunnison and Crested Butte. They maintain office hours 7 a.m. to 6 p.m., Monday through Friday. He noted there is an existing shop that houses vehicles and tools on the site. There could be some public visitation, typically higher numbers in the during the summer.

Diani asked if there was student participation. Pankratz said yes, the environmental studies students. They have had one intern per year for the last two years. They also do outreach activities.

Puckett-Daniels asked about the allotment of water for the affordable housing site. Starr explained upon annexation into the City of Gunnison, the City could provide the water and sewer connections/taps. Sabato noted the City of Gunnison Community Development Director said an annexation is not guaranteed.

Sabato reviewed the locational standards as noted in the staff report. She asked the commissioners to address the green house and the glowing box effect in proximity to Highway 135. Screening was suggested.

Pankratz said the building's roof would be pitched and approximately 15 ft. high. The lights would be LED and they can change the color of the lights. Pagano noted that screening is required to minimize the lighting impacts. Sabato directed the applicant to submit a screening and buffering plan. Starr suggested adding screening to the south, with the anticipation of the affordable housing to the south.

The commissioners agreed a site visit is needed.

The commissioners closed the work session at 10:50 A.M.

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**Wattles Subdivision- LUC-20-00002- Site Visit and 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. Property located at 4359 County Road 10, Gunnison Colorado.

The commissioners conducted a site visit.

Present representing the commission: Commissioners Cattles, Diani, Rogalski, Plata, Puckett-Daniels, Sovick and Cox for the site visit.

**Site Visit Comments:**

**Cattles-** the property is well kept and the proposed subdivision line makes sense.

**Diani** -good to see how the two pieces of property are connected, and understand the possible sale of the existing cabins and the infrastructure.

**Rogalski** – it was worthwhile to see how it is laid on the ground.

**Sovick** -agreed with his fellow commissioners' comments.

**Cox-** asked for the waterbody standards for a septic system close to the river; Sabbato said a septic system must be 100 ft. from any waterbody.

With a quorum present Chairperson Cattles opened the work session.

Commissioners Puckett-Daniels and Plata left the meeting after the site visit.

Present representing the commission: Commissioners Cattles, Diani, Rogalski, Sovick and Cox for the work session.

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

Present representing the application: Applicants Rob and Danni Wattles.

Rob Wattles explained they amended their application to withdraw the boundary line adjustment. They will continue the process of subdividing the lot.

There were no questions from the commissioners.

The commissioners directed the applicants to address:

- Covenants
- Uses of the existing cabins
- New site plan
- Shared driveway access on the new lot

The commissioners closed the work session at 12:50 P.M.

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The meeting of the Gunnison County Planning Commission was closed at 1:00 P.M.

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/s/ Beth Baker

Manager of Administrative Services

Gunnison County Community and Economic Development