

Planning Commission Minutes

For February 20, 2018

Members Present: Chairman Dwight Freeman, Mike Mitchell, Randy Kern, Wesley O'Rourke and Dixie Diltz – Secretary.

Members Absent with notification: Leonard Brown and Grover Hathorn

Member Absent without notification:

Others Present: Nelson Mullett, Lester Yoder, William Miller, Steve Graham

Chairman Dwight Freeman Called the meeting to order at 1:35 pm.

Dwight Freeman welcomes Randy Kern to the Planning Commissioners. Randy Kern has been appointed as a non-voting, advisory position on the commission.

Mike Mitchell made a motion to approve the Agenda. Wesley O'Rourke seconds. Motion carried unanimously.

Dwight Freeman states for the record that the minutes of the December 19, 2017 and January 16, 2018 were approved via email in anticipation of not having a quorum at this meeting.

First Item of Business: Conditional Use Application submitted by William & Karen Miller for a Pallet Repair & Manufacturing workshop. The property for this proposed business is located approximately 3-1/2 miles east on the 11 South.

Dixie Diltz states that the property is zoned agricultural estate, notification was mailed to surrounding property owners within 1,500 feet on January 23, 2018 and notice of public hearing was published in the Monte Vista Journal on January 31, 2018. No comments have been received either for or against the proposed business.

Chairman Freeman asked about the expired building permit that was mentioned in the staff report. Dixie Diltz states that she had spoken with William Miller and Randy Kern confirms that the building permit was renewed and is in good standing now. Chairman Freeman questions if this is the building that the pallet repair business will be housed in. William Millers states that it is not. He proposes to build a new building for the pallet business. The plot plan is reviewed

and William Miller clarifies the proposed area he is requesting the conditional use on and the proposed location of the new building. Chairman Freeman asked what size the new building would be. William Miller states that he has not decided yet, but he is thinking maybe a 75 x 100 or 60' x 100'. The setbacks for the property were clarified to be 25' from each property line.

The "access road" drawn on the plot map is questioned. William Miller tells the commission that he had spoken with Dixie Diltz about the new driveway and Dixie Diltz told him he would need to contact Pat Sullivan with the RG Road and Bridge to apply for a new access. Dixie Diltz states that she had forwarded the application to Pat Sullivan and he had responded that they would need to apply for the new access and would also have to apply to the Ditch Company to get permission to cross the ditch. Dwight Freeman asked if William Miller would just access the new building via his current driveway for the time being? William Miller said that is his intention for now. He will contact Pat Sullivan if he decides to apply for the new driveway access.

Dwight Freeman asked if there will be water in the building. William Miller says that he may run water down there, he has a domestic well. Dwight Freeman questions William Miller about the sprinkler on the adjoining quarter and if he is aware of the spray of the end gun. William Miller states that he is aware of the spray of the sprinkler and that it will not reach the area that he is proposing to place the building.

Wesley O'Rourke states that if William Miller wishes to hook the water for the new building to his current well he may need to contact the Division of Water Resources to make sure that it is allowed on a residential well. Lester Yoder and William Miller clarify that there will not be any water use for the processing of the product, nor will there be bathroom facilities, if he does use any water it would be only for hand washing. It is stressed to the applicants that they need to check with the Division of Water Resources before they hook the new building to the existing well.

Randy Kern questions how many employees this business intends to have? William Miller states that for now it will be himself. Randy Kern reminds the applicants that as long as it is just Mr. Miller working out there it will be fine to not have the restroom facilities, but if he does have employees, then he will have to provide them with a restroom. Mike Mitchell recommends that the Millers plan out the placement of the building in such a way that if the business were to expand in the future, they would have the room to install a septic treatment field. Dwight Freeman states "Make your plan so that you can do the upgrades in the future."

Dwight Freeman asked William Miller to tell us about how you build pallets, how material is brought in and shipped out? William Miller shares that he will buy lumber, probably large rough cut slabs, (maybe 4" or 6" thick, 10" wide and random lengths), and using a chop saw cut this lumber into the size needed. The boards are then nailed together by hand. He doesn't expect more than two or three semi-trucks per 10 days. Randy Kern question about the area planned to be used to turn around the semi-trucks and if the Millers have considered the space need to turn the trucks. Mike Mitchell recommends that they get some flags and go out and flag out the land so they can get a better idea of how the layout will work.

Dixie Diltz informs the board that she and Mr. Miller had an extensive discussion about what would and would not be allow on the property and what he can and cannot do as far as expansion of the business.

Mike Mitchell makes a motion to recommend approval of the application subject to the receipt of a legal survey, Wesley O'Rourke seconds the motion. Motion passes by unanimous vote. Mike Mitchell reminds the applicant that the Conditional Use will not be transferable if the property is sold.

Second Item of Business: Conditional Use application submitted by Steve & Ohea Graham for a "hut to hut" wilderness lodging system on various mining claims.

Chairman Freeman, reading from the application, clarifies for the board that each of the mining claims is 10 acres, there are four parcels all owned by the applicant and asked if the parcels were all surrounded by Forest Service land. Steve Graham states that three of them are in a row, and one of them is an inholding on the back side of Summitville, the road gets to about $\frac{3}{4}$ mile from it. Dwight Freeman asked if Mr. Graham is the same one who had applied and been approved in 2009 for the same type of business. Steve Graham informs the commission that he did apply in 2009, at the time he was leasing one parcel and owned one parcel. He was approved but never moved forward with the business plan. He now owns all four of the parcels and desires to get approval again and proceed with the plan. He currently has two more in Conejos County, about 2 miles away as the crow flies.

Steve Graham tells the commission about the huts. "Yurts are great because they are affordable and they go in quick, they are commonly use across the state and nation." The size that he plans to use is about 30' in diameter, engineered by a Colorado engineer, rated for wind load and snow load. Dwight Freeman questions how many square feet a 30' diameter area is?

Steve Graham continues that he wants to start with the yurts or such “tension fabric structure” to prove the concept, to prove that people want to use them, there’s a lot of environmental factors and economic factors that will go into making sure it works. In the future he would like to build standardized structures that would be more permanent.

Dwight Freeman asked what size the “future structures” may be. Steve Graham says 1,200 – 2,500 square feet.

Steve Graham says that the yurts may be placed on concrete slabs if the ability to get concrete flown into the area is economically feasible. If not, then it would be wooden foundations, he will work with the building department to meet the requirements. He is hoping to get approval to start and then see how the business grows, hopefully “within 5 years I’ll be in pulling a building permit for a lodge to sit on top of this concrete foundation that I manage to get put in this summer”. “One of the sites is within about four miles from the ski area, people could ski right down to the new lift”

Dwight Freeman questions the maximum occupancy for one of the structure. Steve Graham reply’s the target number is 8. Dwight Freeman questions how many yurts or lodges would be on each parcel. Steve Graham says one or two. Mike Mitchell asked how the land is accessed. Steve Graham says its hike, bike, ski, snowmobile, some atv or 4 wheel access on the upper parcel.

The requirements for sanitary septic disposal were discussed. Steve Graham said he has spoken with The Board of Health and will apply for a variance from them to be allowed to place pit privies on site. Ideally it would be nice to incorporate some more advanced technology.

Dwight Freeman asked about water. Steve Graham says that it’s standard practice to pack your own water in. There a couple streams nearby where people could filter water or the snow reduction procedures. Some of the structures may get solar systems at some point to run a few lights but not a lot, probably a gas heater but no other gas appliances.

Wesley O’Rourke clarifies Steve is proposing 2 separate locations on four different claims. Each “claim” is a “standard” 300’ x 1500’ in dimensions. Randy Kern states that the Elwood Pass road goes right through the one parcel, so a vehicle could be drove right to that one.

Dwight Freeman discusses what type of conditions the commission may want to place on this type of wilderness lodging to prevent it from becoming larger than currently envisioned.

Different ways of determining the size were discussed. Ideas about square footage, number of occupants per night, or number of units/structures. Steve Graham felt as though 2,500 sq. ft. per claim would be more than enough.

Dixie Diltz reads the resolution from 2009 where it was stated "The approval allows for two yurts, one on each parcel for now, and in five to ten years three cabins or yurts will be constructed on each parcel for a total of 6 cabins/yurts"

Wesley O'Rourke asks if this would still be an acceptable limit in Steve's opinion. Steve stated that it would be. He felt that 6 total units on all 4 lots would be sufficient.

Mike Mitchell made the suggestion that the limit be 8 units. 2 units per 10 acre parcel. Steve Graham questioned accessory structures. Mike Mitchell amended his suggestion to be 2 tension fabric structure/cabins plus 2 permitted accessory structures per 10 acre parcel.

After discussion, Wesley O'Rourke made a motion to recommend approval of the application with the limitation of 2 yurts/cabins plus 2 accessory structures over 200 sq. ft. per 10 acre parcel. Not to exceed 8 rental units and 8 accessory structures. Mike Mitchell seconds and the motion passed by unanimous vote.

Staff Item: Reorganization of the Board. Mike Mitchell suggests and makes motion that the Board members remain the same; Dwight Freeman president and Leonard Brown Vice President. Wesley O'Rourke seconds. Motion passed by unanimous vote.

Recruitment of members; It has been recommended that a letter be drafted and sent to specific community members asking for volunteers to fill the empty seats on the Planning Commission. Dixie Diltz presents a draft letter for their approval, and asks for ideas or recommendation of persons to send it to. Several names were mentioned and a list was made to present to the BOCC.

With no further discussion the meeting was adjourned at 4:15 pm.