

Planning Commission Minutes

March 19, 2019

Members Present: Chairman Leonard Brown, Vice-chair Grover Hathorn, Everett Myers, Cary Aloia, Dwight Freeman, Randy Kern and Dixie Diltz – Secretary.

Members Absent with notification: Mike Mitchell and Charles Stillings,

Member Absent without notification:

Others Present: Bill Miller, Ron McClure, Stan Johnson, Verlyn Boese, Bernadett Martinez and Keith Brown.

Chairman Leonard Brown called the meeting to order at 1:30 pm.

Dixie Diltz requests the addition of an update on Code Book under Staff Item of the agenda. Grover Hathorn made a motion to approve the Agenda as amended. Everette Myers seconds, motion passes unanimously.

Cary Aloia makes a motion to continue the approval of the minutes of the February 19, 2019 meeting to allow the Board to receive a corrected copy. Everette Myers seconds motion, motion passes unanimously.

Chairman Leonard Brown asks fellow Board members if it would be appropriate to recuse himself from the first item of business due to him having owned the property next door up until about 1 month ago and his son is the next door neighbor now. After discussion it is decided it would be best to recuse Leonard Brown from the proceedings. Chair of meeting is handed over to vice chair Grover Hathorn.

First Item of Business: Conditional Use application presented by Stan Johnson to convert the old hospital building into a mixed use occupancy containing apartments, storage and retail in a phased schedule. Dixie Diltz provides report: the application was published in the Monte Vista Journal on March 6th, notice was mailed to surrounding properties within 300 feet on February 15th. The property is 6-1/2 acres, zoned commercial, it is connected to the Town of Del Norte Municipal water and sewer services, there is an unregistered well on the property. Notice was sent to DWR applicant was provided with copy of the email received from DWR and advised he needs to discuss the unregistered well with them. Applicant has been in contact with CDOT and is in process of updating the access permits. Copy of the access permit application has been received by Staff.

Written comment in opposition was received from Danny Rowe. Staff also spoke with Aaron Woodke who listed concerns of traffic, lighting, parking and fire protection/hydrants.

Per RGCLUDC page 46, List of Uses – Offices would be allowed in commercial zone, and page 47 Mini Storage is allowed in commercial zone. So it is the opinion of LU Staff these two uses can move forward without concern from LU or Planning and Zoning.

The Apartments per the LUDC pg 44 Line 32 do require a CU. I toured the facility on the 14th. I spoke with Bernie from the Town of D.N. She is in audience so we can let her speak later if she wishes. She stated that her board had reviewed it at their last meeting and had no concerns. I reviewed the parking standards in the LUDC pg 77 and feel the plans have met the requirements.

It is the decision of LU Staff that this application in this location meets the requirements for approval of conditional use per RGC's LUDC, so long as the applicant continues to meet the requirements of CDOT, DWR and all Building Codes.

Chairman Hathorn verifies that that was all the reports or comments received.

Stan Johnson gives the Board an overview of the project. He says he would like to start with the old Convent building that is located on the east end of the property and make that into 3 or 4 rental units. While this is being done he would like to get the laundry building up and running. On the west end they would start with storage units, East end residential, he plans to retain the Chapel area for community meetings or private services. The building is in pretty good shape it does need some work since it's sat vacant so long. Stan has been involved in the County since the late 70's, he started out coming down to go fishing, he has ended up spending more time here, he recently renovated the Colorado Grill and Tap House and looks forward to development of this site.

Ron McClure displays a site plan and architectural drawing of the proposed project and explains the layout and design. Old Hospital was built in 1955 and the old nursing home was built in 1969. Ron states the first phase would contain 11 apartments in the east wing. He feels the layout and structure of the building can accommodate a lot of functions. He points out the parking is all planned in the rear to preserve the landscaping and openness of the front. This is important because it is one of the first buildings as you come into town and sets first impressions.

Grover Hathorn questions if asbestos and lead have been checked into. Stan Johnson assures him they have and that he has a complete report. Parts of it will have to be abated. Grover states he would assume that a lot of the old tile in the building has asbestos in it and most of the paint is full of lead. Ron explains that most of the floors are terrazzo and they plan to leave that there. They would abate as it is phased out. Stan Johnson states again that the process needs to be built in phases as demand is there. Dwight Freeman clarifies the storage would be for public. Stan Johnson says he would eventually like to have apartments in the whole building. A manager would be on-site. Fencing of the property is discussed, Stan believes he would probably fence the west, north and east sides but plans to leave the front open. Fencing for a playground type area is discussed and it is pointed out the areas for court yards and how one of these areas could be used for a play area.

Keith Brown stands in audience and asks about fencing on the east side and the common driveway? He would have concerns about the large trucks that are going in and out of his place and the safety of any children.

Dwight Freeman questions the ditch on the rear of property. It is discussed that this is an abandoned ditch back in about 1982 per William Miller. Cary Aloia informs the applicant that there appears to be a lot of willow along the ditch area and they would need to verify with Habitat Conservation Plan any removal of willows.

Vice Chair Hathorn reads from staff report and asks applicant about the possibility of a crosswalk light on Highway 160. It is discussed that this could be discussed with CDOT. Applicant felt this would be a good idea as well.

Property to north is Bill Miller's pasture.

Verlyn Baize asks from audience about the laundry and if it is for resident's only or public use. It would be for residents primarily and available for public use.

Dwight Freeman makes a motion to recommend approval of the application to the Board of County Commissioners. Everette Myers seconds, motion passes unanimously.

Chair of Board is returned to Chairman Brown.

Second item of Business: Minor Subdivision Exemption presented by Billy & Pauline Bond Living Trust and represented by Pam Klecker. Dixie Diltz provides report; Applicant is requesting to divide 2.16 acres containing the residence from the 160 acre agricultural land for estate planning purposes. Application was submitted on Feb 12, Notice to neighboring properties within 1,500 feet was mailed on Feb 25th. Publishing in Newspaper is not required. No comments have been received. Application was emailed to DWR on Feb 27th, comments from DWR has been provided for the boards review and the applicant received copy today so they can follow up with Pat McDermott. Application was email to Pat Sullivan at RGC R&B. I spoke in person with Pat Sullivan and he states that he has no concerns with the accesses on this parcel.

It is the decision of the LU Staff that this application meets the requirements of RGC LUDC Article XX and I recommend approval of the application.

Leonard Brown clarifies that they are just separating the residence from the agricultural business land. Pam Klecker states that is what they are doing. Leonard Brown states that the application seems easy, that he feels it is in compliance with the code and he doesn't have any other questions.

Dwight Freeman questions the setbacks on the small greenhouse. This is reviewed on the survey and it is decided that it does meet the setback requirement.

Randy Kern verifies the location of the septic system for the house and confirms it will be contained on the 2.16 acres.

Grover Hathorn makes motion to recommend approval of application to Board of County Commissioners. Cary Aloia seconds, motion passes unanimously.

Staff Report: Secretary Diltz updates the board on the code book updates process. Handouts from RG & Associates are provided which show a new schedule and outline. It is explained that the next public meetings will probably be postponed until first part of May.

With no further business the meeting was adjourned at 2:30 pm.

Next meeting April 16, 2019