

**SAN MIGUEL COUNTY PLANNING COMMISSION
MINUTES – REGULAR MEETING**

March 11, 2020

Norwood Public Library, 1455 Pinion Street, Norwood, CO 81423

Present: Lee Taylor, Chair
Pamela Hall, Vice-chair
Josselin Lifton-Zoline, Member
Matthew Bayma, Sr. Alternate
Tobin Brown, Jr. Alternate
Ian Bald, Member

Absent: M.J. Schillaci, Secretary

Planning Staff Present: Kaye Simonson, Planning Director
Troy Hangen, Senior Planner
John Huebner, Senior Planner.

County Staff Present: Amy Markwell, County Attorney
Nancy Hrupcin, Legal Assistant, County Attorney’s Office

9:30 AM Site Visit: 5 acre parcel located off County Road W35, Norwood, legally described as S2SE4SE4SW4 SEC 17 T45 R13, for a Construction/ Contractor Staging Area Special Use Permit

10:15 a.m. Chair called the meeting to order.

APPROVAL OF MINUTES

MOTION by Ian Bald to approve January 8, 2020 meeting minutes as presented.
SECONDED BY Josselin Lifton-Zoline. **VOTE PASSED 6-0.**

Lee Taylor	<u>Aye</u>	Nay	Abstain	Absent
Pamela Hall	<u>Aye</u>	Nay	Abstain	Absent
Ian Bald	<u>Aye</u>	Nay	Abstain	Absent
M.J. Schillaci	Aye	Nay	Abstain	<u>Absent</u>
Josselin Lifton-Zoline	<u>Aye</u>	Nay	Abstain	Absent
Matthew Bayma	<u>Aye</u>	Nay	Abstain	Absent
Tobin Brown	<u>Aye</u>	Nay	Abstain	Absent

PLANNING COMMISSION AND STAFF COMMENTS

Kaye Simonson, County Planning Director updated the Planning Commission on various matters.

The Planning Department received a DOLA Grant to partially fund the proposed Telluride Region Master Plan update.

The Town of Telluride has prepared an Annexation petition for the Sunnyside Development workforce housing.

Kaye Simonson attended the Rocky Mountain Land Use Institute Conference, the theme was, "Hot, Dry and Crowded" and covered a lot of sustainability issues, climate change and water use.

CONSIDERATION OF LAND USE APPLICATION received from Ground Pounders LLC and Jason Baker, owner of a 5 acre parcel, legally described as S2SE4SE4SW4 SEC 17 T45 R13 NMPM, for a Construction/ Contractor Staging Area Special Use Permit for an Excavation & Snow Removal Operation, located off County Road W35, Norwood.

Those who addressed the commission:

Kaye Simonson, Planning Director
Troy Hangen, Senior Planner
John Huebner, Senior Planner
Mike Kimball, Ground Pounders LLC, Applicant
Mike Kimball II, Ground Pounders LLC, Applicant
Jason Baker, Subject Property Owner

Also present:

Jim Brockrath Norwood Fire Protection District
Patti Grafmyer, Town of Norwood Administrator

Troy Hangen, Senior Planner, presented the staff report regarding Ground Pounders LLC's application for a Special Use Permit for a Construction/Contractor Office and Staging Area. The parcel is the former Town of Norwood landfill site that was used from the 1950s until the 1980s. The applicant proposes to build a structure on the site in order to repair and perform maintenance on their heavy construction equipment during the winter months. He iterated that Ground Pounders will be on Norwood Water, and that three shipping containers will be placed on site for storage. Public Notice was sent out to the neighbors, published in the Norwood Post, and posted on site. No public comments have been received.

Matt Bayma asked what uses are allowed on the subject property. Troy replied the uses allowed per the County Land Use Code include light industrial, mixed use, single family residential, and could include a second principal use with a residence. The Special Use Permit would require another review if there is an additional use added to the property.

The Planning Committee requested that a lighting plan be submitted, to include shielding of exterior lighting, and that any night lighting must be on activity switches or otherwise turned off.

Joslin Lifton-Zoline asked about the energy efficiency requirements of the proposed building. Troy explained that this type of shop building does not have energy efficiency requirements mandated by the County.

Mike Kimball, Applicant, responded that they tend to overbuild and will insulate the building, so it will be energy efficient even though that is not required. He reported that they are under contract for the property, contingent upon the approval of the Special Use permit by the county.

The availability of water was also a conditional item. Jason Baker, property owner, has applied for and stated that a Norwood Water tap is available.

Ian Bald commented on the three shipping containers that were proposed by the applicant, and asked if they could add additional ones in the future.

Kaye Simonson suggested adding a possible wood fence or berm to screen containers from the road and paint containers to blend with the landscape.

Lee Taylor said to add a statement of condition for the appropriate screening to mitigate the visual impacts of the storage containers through fence, painting, berms, or other appropriate measures.

Josselin Lifton-Zoline asked that a drainage plan be required to show that there will be no storm water runoff into Naturita Canyon.

MOTION by Josselin Lifton-Zoline to approve, with the previous mentioned conditions, the Ground Pounders LLC Special Use Permit.

SECONDED BY Ian Bald **VOTE PASSED 6-0**

Lee Taylor	<u>Aye</u>	Nay	Abstain	Absent
Pamela Hall	<u>Aye</u>	Nay	Abstain	Absent
Ian Bald	<u>Aye</u>	Nay	Abstain	Absent
M.J. Schillaci	Aye	Nay	Abstain	<u>Absent</u>
Josselin Lifton-Zoline	<u>Aye</u>	Nay	Abstain	Absent
Matthew Bayma	<u>Aye</u>	Nay	Abstain	Absent
Tobin Brown	<u>Aye</u>	Nay	Abstain	Absent

ANNUAL REVIEW of the Spitfire Realty LLC: Aircraft Landing Areas Special Use Permit, Hastings Mesa, approval granted February 20, 2019.

Those who addressed the commission:

- John Huebner, Senior Planner
- Kaye Simonson, Planning Director
- Brad Switzer, Attorney for Spitfire Realty LLC

John Huebner, Senior Planner, presented the Staff report regarding the annual review of Spitfire Realty, LLC Aircraft Landing Areas Special Use Permit dated March 11, 2020. John said that Spitfire has abided by all the requirements, including the flight book, memorandum, maintenance plan and notification to the neighbors. He stated that a requirement of the review was to notify the neighbors and individuals who had originally submitted comments. Most of the comments received for this review said the airstrip did not have a lot of impact. The applicant has not requested an increase in operations at this time. Spitfire can apply for more landings in the future. No future review is required, but if there are any issues the BOCC and Planning Commission can have an additional review.

MOTION by Matthew Bayma to recommend that there be no change be made to the Spitfire Realty LLC Special Use Permit for another year based on the finding that Spitfire complied with the terms and conditions of approval but would add another review in one year with the same public notice.

SECONDED by Josselin Lifton-Zoline. **VOTE PASSED 6-0.**

Lee Taylor	<u>Aye</u>	Nay	Abstain	Absent
Pamela Hall	<u>Aye</u>	Nay	Abstain	Absent
Ian Bald	<u>Aye</u>	Nay	Abstain	Absent
M.J. Schillaci	<u>Aye</u>	Nay	Abstain	<u>Absent</u>
Josselin Lifton-Zoline	<u>Aye</u>	Nay	Abstain	Absent
Matthew Bayma	<u>Aye</u>	Nay	Abstain	Absent
Tobin Brown	<u>Aye</u>	Nay	Abstain	Absent

WORKSESSION: Discussion of potential Land Use Code Amendment to Section 5-29 Medical and Retail Marijuana Facilities & Establishments, to allow limited outside commercial cultivation operations.

Those who addressed the commission:

Nolan Murphy, Alpine Wellness

Mike Grady, Alpine Wellness

Nolan Murphy had approached the Board of County Commissioners to see if they would consider allowing outdoor marijuana cultivation.

The BOCC had directed Planning Department staff to approach this item.

The major change proposed to the San Miguel County Land Use Code is allowing limited outdoor cultivation of marijuana for retail and medical establishments. The greenhouses are expensive to operate and they cannot provide enough inventory with what they are growing now and are importing product from other parts of the state. It would be more economical to expand their cultivation operations outside. The new regulations would allow up to three (3) 20,000 sf areas of cultivation on 35 acres or more. Growers could have three (3) green houses, or three (3) cultivation areas, or any combination thereof. Any review would include consultation with the Sheriff's Office. The operation would still have to comply with state regulations for security cameras, fencing, etc. There would be a review process for each application. Notification was given to the Town of Norwood and work sessions were published.

Lee Taylor asked if the regulations would allow those proposed additional buildings for equipment storage outside of the facility, which is not for storage or processing of marijuana and is not part of the 3,000 sf greenhouse buildings.

Josselin Lifton-Zoline asked if there were any other applicants for grow facilities. As of right now there are only four current marijuana cultivation operations in the county and only two are 35+ acres.

Kaye Simonson said Planning Department will try to schedule this on the May 2020 Agenda.

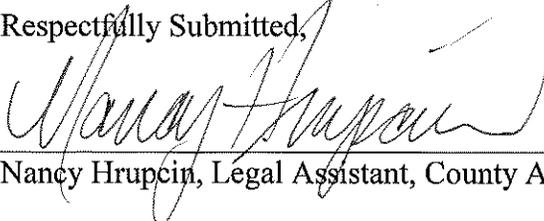
~~**WORKSESSION: Discussion of the proposed Telluride Region master plan update.**~~

Planning Director updated the Planning Commission during staff comments.

12:05 p.m. Adjourned.

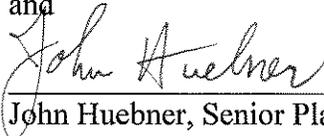
Signatures on following page

Respectfully Submitted,



Nancy Hrupcin, Legal Assistant, County Attorney

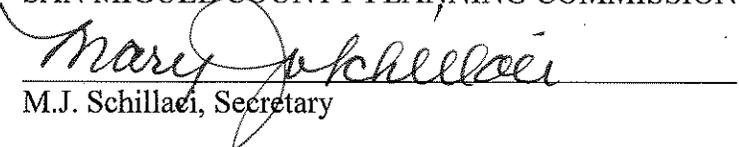
and



John Huebner, Senior Planner

Approved on August 12, 2020.

SAN MIGUEL COUNTY PLANNING COMMISSION



M.J. Schillaci, Secretary