Planning Commission, Board of Adjustments & Design Review Board
Regular Scheduled Meeting Agenda
Tuesday, July 26, 2016 at 5:30 p.m.

Town Hall, Council Chambers, 551 Hot Springs Boulevard, Pagosa Springs, Colorado 81147

I. Call to order / Roll Call

II. Announcements

III. Approval of Minutes

A. Approval of the June 28, 2016 Planning Commission meeting minutes.

IV. Public Comment

A. Opportunity for the public to provide comments and to address the Planning Commission on items not on the Agenda.

V. Design Review Board

A. Major Design Review Application for 344 Harman Park Drive, Climate Controlled Mini Storage

VI. Planning Commission

A. Conditional Use Permit for Climate Controlled Mini Storage at Red Ryder Court

VII. Public Comment

A. Opportunity for the public to provide comments and to address the Planning Commission on items not on the Agenda.

VIII. Reports and Comments

A. Staff Report_ Projects, Updates and Upcoming Development Applications.
B. Planning Commission – Comments, Ideas and Discussion.
C. Upcoming Town Meetings Schedule.

X. Adjournment

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James Dickhoff, Planning Director

Planning Commission, Board of Adjustments, & Design Review Board

Staff Report – Tuesday, July 26, 2016 Regular Scheduled Meeting

I. Call to Order / Roll Call:

II. Announcements:

III. Approval of Minutes:

A. June 28, 2016 Planning Commission minutes.

Approval of Minutes:	Staff recommends approving Minutes from the June 28, 2016 Planning Commission Public Hearing and/or Meeting, upon finding they are accurate.

IV. Public Comment:

A. Opportunity for the public to provide comments and to address the Planning Commission on items not on the Agenda.

a.	At this time, Public Comment will be accepted for items not included as an agenda item. Interested persons have the opportunity to address the Planning Commission and express your opinions on matters that are not on the agenda or not listed as a public hearing item on the agenda. Public comments on any pending application that is the subject of a public hearing at the current or a future meeting may only be made during such hearing. The total time reserved for Public Comment at each meeting is 20 minutes, unless extended by a majority vote of the Planning Commission and each comment is limited to 2 minutes.

Planning Commission, Board of Adjustments & Design Review Board
Regular Scheduled Meeting Agenda
Tuesday, June 28, 2016 at 5:30 p.m.

Town Hall, Council Chambers, 551 Hot Springs Boulevard, Pagosa Springs, Colorado 81147

I. **Call to order / Roll Call:** Commissioner Maez calls the meeting to order at 5:30 PM. Present were Commissioners Adams, Giles and Parker. Also present were Planning Director James Dickhoff and Associate Planner Rachel Novak.

II. **Announcements:** Commissioner Heidi Martinez has rescinded her position on the Planning Commission, Board of Adjustments, and Design Review Board effective immediately. This does open the vice-chair position.

III. **Approval of Minutes**

A. *Approval of the June 14, 2016 Planning Commission meeting minutes:* Commissioner Adams says on the 3rd page of the minutes about a third of the way down and discusses the denial criteria. Include the Planning Commission gave the following criteria. Commissioner Parker moves to approve the minutes as presented with the alterations as discussed. Commissioner Giles seconds. Unanimously approved.

IV. **Public Comment**

A. *Opportunity for the public to provide comments and to address the Planning Commission on items not on the Agenda:* NONE

V. **Design Review Board**

A. *Major Design Review Application for 52 Village Drive, Axis Health Systems Facility:* Planning Director James Dickhoff discusses the application. This is a public hearing and will require a period for public comment. Staff did conduct a pre-application meeting with the applicants and public notifications were issued. Planning Director James Dickhoff says the application needs to adhere to Article 2-6 of the Land Use Development Code. The applicants Jeff King and Tom Umbhau discuss their plan for the project. Mike Davis will be the engineer for the project. The applicants currently have an office space in the Adobe Building and 8 spaces across the state of Colorado. The facility will provide low cost health and dental care. Applicant Tom Umbhau discusses the architecture for the building. They have provided updated plans for the site to address some initial concerns from staff. There was a lot of effort put into the design to make the building cohesive with its surroundings. The elevations have been significantly modulated and the materials are composed of a mixture of materials: stone, stucco, metal, and horizontal siding. There was significant landscaping and lighting considerations for this project. The applicants are saving all of the large pine trees on the site, which is roughly 5 total trees. The lighting for the site will be contained within the site and will not bleed over the property lines. There will also be a dumpster enclosure on the site to screen this from viewers. Commissioner Adams asks about the design itself. He asks what the name of the design is as it is becoming popular in Colorado. Jeff King says the design was focused on creating a design that wouldn't date the building to a specific time period. There are many options to modulate the building to make it look different and unique. The

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Commission thanks the applicants for being a part of our community and they feel that this building style will set e new precedent for Pagosa. Commissioner Parker asks about the shields on the lights being removable. Tom Umbhau says the shield is classified as an accessory and is confident that it is removable. Commissioner Adams asks about the demographics typically aimed for with this type of facility. Jeff King says that each location is different and once the building is open the services will be catered to what the community needs. One of the largest elements of this project is to provide options to people, families, children, and various other demographics. Mike Davis discusses the drainage for the site. There are a few minor changes that they have made from the original documents. The building location is the same. The drainage flows to the NE corner of the property, where a wetland is located. The main challenge for the site was the detention pond. Off-site drainage, the 3 properties to the west, directs their drainage onto this property. On-site and off-site drainage will be kept separate and will all eventually flow into the wetlands and natural drainage. There will be a minor wetlands impact. Planning Director James Dickhoff discusses his analysis of the project. The project is in a commercial district, which allows the use of medical offices. The maximum height and minimum setback requirements are all met. The project isn't within a floodplain, but does contain wetlands on the site and is required to adhere to BMP's for the project. The applicants are in compliance with the drainage and snow storage requirements. All utilities have been addresses for the site and the building will have sprinklers. The access points for the site are Town owned property and the Town will maintain the ditches. The applicants have exceeded the maximum number of spaces allowed for the property at roughly 60 spaces, but the code only allows for about 44 spaces. Commissioner Maez asks about the rezoning for a maximum number of parking spaces. Planning Director James Dickhoff says it's to reduce the large size of unused parking lots. The Planning Director James Dickhoff says he is comfortable with the number of spaces currently proposed at 60 spaces. The landscaping has been adjusted to accommodate the more spaces. 12 trees minimum are required for the 60 spaces proposed for the site, which has been accommodated. The lighting for the site is satisfactory and the Planning Director James Dickhoff appreciates that the addition of a shield can be added. Commissioner Parker asks about the standard for measuring the light. Planning Director James Dickhoff says that the meter should be held flat for an accurate reading. The applicants will be installing a 5ft wide sidewalk in front of the property up to the entrance of the building. The applicant has successfully provided a 4 sided design, mixture of materials, and the modulation of the roofline and façade. Commissioner Parker would like to have clarification on the sidewalk leading up to the building. He also feels that the detention pond should be landscaped. He also suggests landscaping on the inside of the NE curved sidewalk. He also recommends trees that would provide shade near the south and west side of the building. The hydrangea and lavender may also not be the best choice for the area. He recommends irrigation for the south side of the building. Planning Director James Dickhoff says that irrigation is not required, but maintaining the property is. Commissioner Parker asks about the screening for the unit on the building. The unit will be shielding with the same material on the building. The proposed monument sign meets the Town's criteria on Village Drive. The next step for the applicant would be to pursue a building permit. The walkways up to the building will be 5ft up to the curve and then transition down to 4ft around the curve. Commissioner Adams asks about the NW parking lot being only for employees and if there is enough space to turn around. Mike Davis says that it is regulation parking, while the other parking is a bit larger. Commissioner Parker asks about plans to irrigate outside of the parking area. The applicant has not discussed this as of yet, but will address these concerns with the client. Emily Deets has property nearby and is impressed with the building design. She asks about the Country Center Plaza to have an egress/digress from Village Drive or possibly a roundabout. Planning Director James Dickhoff requested to have this project's entry points directly across from the Alco Property. It has been suggested to install a traffic circle. As the property develops

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to the west of Alco, it may be suggested to have Village Drive access. Emily Deets is concerned about the increase of traffic and the flow of vehicles. She asks about the swale that directs drainage. Mike Davis says that the on-site drainage is primarily directed though the parking lot and off-site drainage will be directed through the swale. All of the drainage will be directed towards the detention pond overall. She says that it would be beneficial to have an elevated, gravel walking path for people to use. It would be nice to have a path through the wetlands for people to walk or ride their bike. Dan McPherson owns the lot 3H2 on the project maps. He says that being a neighbor, he feels that the architecture is very nice. Mr. McPherson asks about the elevation of the parking lot and accommodating the swale. Mike Davis says that fitting the swale to direct drainage will not be a problem and will adequately direct drainage. He is concerned also about the trash enclosure. Mike Davis says that the placement is still conceptual and could be moved. Dan McPherson would like to work together to make the whole area cohesive. There will be 1.5 acres of affected wetlands on the site from development. Commissioner Parker moves to approve the AXIS Health Systems Major Design Review Application submitted, finding the application to be in substantial compliance with the Town's adopted Land Use Development Code, contingent that the applicant shows evidence of a storm water management plan and a State issued permit prior to the issuance of a building permit. Commissioner Giles seconds. Unanimously approved.

VI. <u>Planning Commission</u>

A. *Additional Discussions Regarding Minimum Lot Sizes in the R-12 and R-18 Districts:* Planning Director James Dickhoff discusses the work session from earlier this week. The utility companies are concerned about the splitting of lots because the gas lines are located in the alleys. They are concerned with ignition sources or sewer line issues. It is imperative to maintain a 5ft distance from anything else that may be buried. PAWSD and La Plata had less concerns. La Plata is currently installing meters on structures instead of on the property line. If staff were to allow someone to split their lot, they need to go through the plat amendment process. Structures cannot be closer than 10ft together or they would need to be constructed out of fire resistant materials. Planning Director James Dickhoff says that there needs to be at least 7.5ft easements for utilities on both sides of a property. Commissioner Adams says that the Commission should push back on the 7.5ft requirements and feels it is over restrictive. He suggests a site specific consideration for each application. Planning Director James Dickhoff says it is site specific and the LUDC does require the 5ft setback on each side in this zone. The 5ft side setbacks are a national standard for utilities. When staff receives a plat amendment, no building plans are typically provided. It is imperative for staff to ensure future development is not hindered. Every site is different and takes its own consideration. Commissioner Maez would like the Commission to review this information.

B. *Vacation Rental Zoning Discussions:* Planning Director James Dickhoff discusses the current ideas presented to Town Council. Town Council is concerned with how vacation rental may affect the smaller lot sizes. They would like to have a work session with the Planning Commission on this issue. Town Council would like to know how we should regulate the market if we should even regulate it. Communities across Colorado all have very different regulations. Some possible considerations are a workforce housing overlay district, restrictions (number per block/area/only certain zones), prohibition in certain zones because of use, or let the market regulate itself. Currently, the Code allows for home businesses if you live at the residence full time, on site. A vacation rental is a business, but the owners don't live on-site. This is the primary difference. The R-12 and R-18 districts do not allow this use by right. Dan McPherson manages properties within the Town. He says owners have switched back and forth between short term and long term. He says

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that most of the vacation rentals are in the Pagosa Lakes area and not downtown. Mr. McPherson says that it's too risky for an investor to develop site just for short term rentals. It is more likely they would create long term rentals. Commissioner Maez asks how many of his properties are in compliance with the Town. He says that by law he is required to report these to the county and Town. Commissioner Parker asks how Mr. McPherson determines what a long or short term rental is. Anything over 6months is considered long term for the county and anything over 30 days for the Town. Currently he has 58 long term rentals and 80 short term rentals. Commissioner Adams asks what the threshold is to let homes go if they are not being rented. Mr. McPherson says any property that doesn't rent at least 45 days a year will be dropped fro his management. He says that the occupancy rate has been steadily rising over that couple of years. Properties over other uses are very difficult to rent. He says that most people purchase a second home for enjoyment and not solely to make a profit. 33% of the nights available were occupied by the owner or a renter and of that percentage 10% was owners. On average, most of the properties are rented for about a week. Commissioner Parker asks how Mr. McPherson coordinates with online sources. They only advertise on those sites. Mr. McPherson says that the online sites don't rent properties as long throughout the year. He says his company can rent a property for roughly 13 weeks a year, while online sites could do 5 weeks. He says that there has been an increase for long term rentals in the downtown, but not from the tourists. Commissioner Adams asks if the downtown vacation rentals rent less than the uptown area. Dan McPherson says there is a demand for downtown rentals and they rent more often, but larger homes are located uptown. Commissioner Giles says that limiting vacation rentals is something that needs further consideration. He suggests incentives, possibly impact fees, for developers instead of limiting the rentals. Commissioner Adams would like to have Commissioner Giles join the housing group. Commissioner Parker asks how many builders are currently waiting to develop. He says that we shouldn't lower standards to just accommodate developers. Impact fees would be helpful to raise the standard of living and development. Commissioner Adams says that developers are looking to be profitable and changing the zoning downtown, increasing the density, impact fees, and lowering other costs. Commissioner Adams discusses the research he did on the local rental market. He says that the rental market for short terms is saturated and some rental agents are urging their clients to go into the long term market. He feels that the Commission doesn't have the data to provide any recommendations or decisions and suggests leaving this alone. He also suggests a newspaper article quoting the LUDC to get people in compliance and some people will most likely drop out of the short term rental market. Commissioner Maez asks for the Planning Director's opinion on these issues. Planning Director James Dickhoff says that he is happy to hear that most of Dan McPherson's properties are second homeowners. It provides evidence that is what's occurring for properties being professionally managed. It is also good to hear that the market is saturated and that some property owners are converting back to long term. For the Commission to get involved with incentives, there needs to be a long term plan, but will require staff's time to monitor the property. Planning Director James Dickhoff would like to see the market take its course at the present time. Commissioner Adams says that deed restrictions are appropriate for subsidized larger housing developments. Staff is currently trying to schedule a work session with Town Council on this.

C. *Zoning Map Discussions:* Tabled for the next meeting.

VII. <u>Public Comment</u>

A. *Opportunity for the public to provide comments and to address the Planning Commission on items not on the Agenda*: NONE

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VIII. <u>Reports and Comments</u>

A. Staff Report_ Projects, Updates and Upcoming Development Applications: Town Council did approve the full construction of 8th Street.

B. Planning Commission – Comments, Ideas and Discussion

C. Upcoming Town Meetings Schedule

X. <u>Adjournment:</u> Commissioner Giles moves to adjourn. Commissioner Adams seconds. Unanimously approved. The meeting adjourns at 8:41 PM.

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Commission Chair, Ron Maez

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V. Design Review Board:

A. Major Design Review Application for Climate Controlled Mini Storage Development located at 344 Harman Park Drive. (Public Hearing / Quasi-Judicial Matter).

Project Location:	341 Harman Park Drive, Lot E of the Harman Park Subdivision, a 7.23-acre parcel.
Property Zoning:	Mixed Use Corridor (MU-C).
Nearby Land Use/Zoning:	Zoning to the South: Agricultural Estate, Alpha Rock Ridge, Residential. Zoning to the East: Mixed Use Corridor (MU-C). Zoning to the West: Mixed Use Corridor (MU-C). Zoning to the North: Mixed Use Corridor (MU-C).
Property Owner #1:	Pagosa Climate Control Storage, Inc. (PCCS, Inc.)
Applicant:	Kelly Dunn and Debbie Dunn
Pre-Application Conference:	The applicant has met with the Town Planning Department a number of times in their preparation of submitting an application for Major Design Review.
Application Received:	The applicant submitted an application on April 28, 2016 with drainage report and plan provided on July 19, 2016.
Public Hearing Notifications:	Published public notice in the Sun Newspaper occurred on May 5, 2016. Town Hall posted public notice was posted on May 9, 2016. Neighborhood public notifications were mailed on May 9, 2016. Property posted public notice was posted on-site on May 9, 2016.
Additional Permits:	A Conditional Use Permit was approved on December 8, 2015 regarding the development of a mini storage at 341 Harman Park Drive.
DRB Action:	This application is a revised application from the previously DRB approved application, approved on May 24, 2016. The proposed revision dictates an additional public hearing for application review. The DRB's review of the revised Major Design Review application and determination shall be in compliance with the Town's Land Use Development Code.

BACKGROUND

The LUDC section 2.4.6 reviews Major Design Review applications:

2.4.6. DESIGN REVIEW

A. Purpose:
The purpose of the design review process is to ensure compliance with the development and design standards of this Land Use Code prior to the issuance of a building permit or concurrent with other required permits, and to encourage quality development reflective of the goals and objectives of the Comprehensive Plan.

B. Applicability:
Design review is required for:
1. All new commercial and mixed use development;
2. All new multi-family residential development including condominiums, townhomes, and apartments;
3. Any change of use from one primary use classification to another (for example, residential use to commercial use);
4. Any expansion of existing development, not including single-family, that results in a change to a building footprint of more than 5,000 square feet; and
5. All publicly owned and operated buildings.

C. Types of Design Review:
1. Administrative Design Review
The following types of projects may be approved by the Director through the Administrative Design Review process:
a. Any expansion of existing development, not including single-family, that results in a change to a building footprint of at least 1,000 square feet but less than 5,000 square feet.
b. Duplexes and live/work units.

2. Major Design Review
Any development, with the exception of single-family detached or duplex dwellings, that exceeds the size threshold for administrative design review approval shall require approval by the Design Review Board through the Major Design Review process.

LUDC section 2.4.6.E reviews procedures and processing Major Design Review applications:

Figure 2.4-12 shows the steps of the common development review procedures that apply in the review of applications for Major Design Review. The common procedures are described in Section 2.3. Specific additions and modifications to the common review procedures are identified below.

1. Step 8: Town Issues Decision/Findings.
   a. Design Review Board Review and Decision.
      The Design Review Board shall consider the application and the Staff Report and recommendation from the Director, and approve, conditionally approve, or deny the application, based on the criteria below.
   b. Approval Criteria.
      The Design Review Board may approve a Major Design Review application if all of the following criteria are met:
      (i) The development plan is consistent with the intent of the Comprehensive Plan and all other adopted Town plans;
      (ii) The development plan complies with all applicable development and design standards set forth in this Land Use Code, including but not limited to the provisions in Article 3, Zoning Districts, Article 4, Use Regulations, Article 5, Dimensional Requirements, and Article 6, Development and Design Standards;
      (iii) The development plan will not substantially alter the basic character of the surrounding area or jeopardize the development or redevelopment potential of the area; and
      (iv) The development plan is consistent with any previously approved subdivision plat, planned development, or any other precedent plan or land use approval as applicable.
   c. After review and approval by the Design Review Board, the applicant shall submit a revised set of final development plans based on any conditions of approval from the Design Review Board.

APPLICATION ANALYSIS

LUDC Article 3, Zoning:

Mixed Use Corridor (MU-C) district definition:

> *"The MU-C district is intended to allow for the vertical or horizontal mixing of uses, including some high-density residential, along major highways. Commercial uses are appropriate, including retail, offices, hotels, and tourism-related businesses. The district is intended to promote gradual development and redevelopment of existing commercial corridors to become more vibrant and attractive mixed-use areas that also contain some housing, offices, and light trade."*

LUDC Article 4, Allowable Uses:

Pursuant to Ordinance 834, The table of allowed indicates that "Warehouse and Freight Movement" subcategory "Mini Storage" uses shall be approved under a conditional use permit.

A CUP was approved On December 8, 2015: The PC approved a conditional use permit for 341 Harman Park Drive to Allow the Development and Operation of an Indoor Climate Controlled Mini-Storage Business, with the following conditions:

a. *The Applicant shall submit a Major Design Review application in compliance with the development criteria set forth in the Land Use Development Code section 2.4.6.E.*
b. *The applicant shall submit a building permit application within 6 months or renew the CUP Application.*
c. *Noise, odors and the visual condition of the site shall be monitored and regularly maintained in a manner to prevent adverse impacts to surrounding properties.*
d. *The business shall ensure that all overhead/storage doors remain closed unless under current use.*

LUDC Article 5, Dimensional Requirements:

Building Height:

Maximum allowed in the MU-C district is 35 feet to the roof mid-span or 41 to the peak.

The proposed project includes two structures.

~ The One-Story 38,000 sqft appears to represent a 24'-0" roof peak height, complying with LUDC.

~ The Two-Story 18,000 sqft building appears to represent a 25'-6" roof peak height, complying with LUDC.

Yard Setbacks:

Minimum setbacks include: Front: 20 feet from secondary roads and Side/Rear: 5 feet.

Both proposed structures comply with the LUDC setback requirements.

LUDC Article 6, Development and Design Standards:

Flood Damage Protection Regulations:
The subject property is outside of the special flood hazard areas as defined by FEMA FIRM maps, thus requirements are not applicable to this project.

Site Development Standards:

Construction Erosion Control:
State of Colorado "Storm Water Management Permit" requires the submission of Storm Water Management plans to the State of Colorado in conjunction with a State of Colorado Storm Water Management Permit application, for development phases that affect 1 acre or more. This project affects 2 acres. The issuance of such permit is required prior to issuance of a building permit and prior to commencement of site construction activities. This permit and SWM plan identifies Best Management Practices (BMP's) for the installation of silt fencing, temporary swales, straw waddles and other devices and procedures for the protection of downstream waters from storm waters flowing from construction sites, during project construction activities.

Site Drainage / Drainage Analysis:
Peak Discharge Control is required when the post-development runoff rates exceed historic 100-year base storm runoff rates due to the change in site conditions as a result of the development. Adding impervious surfaces (paved parking/roofs/sidewalks/ect..) increases the runoff rate because the moisture runs off these surfaces instead of soaking into the soils.

The original Harman Park subdivision detention ponds that were to handle the subdivisions build-out, were determined to be constructed contrary to the approved detention ponds, thus, the applicant's engineer has provided a detention pond on site, to handle the subject property storm water detention requirements. The engineer's analysis is included in the applicant's application packet.

Snow Storage:
LUDC 6.3.3: "Adequate space for snow storage shall be provided. For planning purposes, one (1) square foot of snow storage space is generally necessary for each two (2) square feet of area to be cleared".

A snow storage area was not designated on the site plans. The applicant should provide a designated area on the site plan that formally notes the areas provided or an exhibit and explanation for snow storage areas that indicates the sf to be cleared and the sf of storage area.

Sanitary Sewer:
The applicant has initiated conversations with the Harman Park property owner's association, who manages the private sewer collection system. The engineering plans state the project is within PAWSD district, however, the sanitation district is actually Pagosa Springs Sanitation General Improvement District (PSSGID).

Potable Water:
The applicant has initiated conversations and design considerations with Pagosa Area Water and Sanitation district for the proposed development potable water needs.

Fire Hydrants:
Fire Hydrant review and placement has been previously considered at the time the subdivision was plated. Additional review of existing facilities will be conducted by the Fire Code Official (TOPS, Building Official) as part of the building permit application review. Also, the buildings are proposed to be fire-sprinkled.

Electrical Power Utility:
The applicant has initiated conversations and design considerations with LPEA.

Natural Gas Utility:
The applicant has initiated conversations and design considerations with Blackhills Gas Company (formerly Source Gas).

Sensitive Area Protection:

Slopes:
The subject property is relatively flat in nature, however, it does slope to the NE corner, where the detention pond will be located.

Natural Features:
There are a number of existing trees on the property. Phase one does not indicate preserving trees within that phase area.

Areas of Special Flood Hazard:
The subject property is outside of the FEMA FIRM maps for flood hazards.

Areas of sensitive Hazard Areas:
Sensitive Hazard Areas have not been identified on this subject property.

Geologic Hazard Areas:
Geologic Hazards are not identified on this subject property.

Wild Life Hazard Areas:
The Town's Comprehensive Plan includes a "Wildlife Habitat" map. The subject property is within the "Black-Bear and Human conflict Area, as is the entire Town of Pagosa Springs. The subject property is outside any delineated areas for Geese Brooding Concentration, Elk Migration and Osprey Foraging.

Perimeter Fencing:
Perimeter fencing has not been proposed for this development project at this time.

Riparian Setbacks:
There are no Riparian features on the subject property.

Access and Circulation:

Connectivity:
The subject property is currently accessed from Harman Park Drive with lighted intersection access from Hwy 160.

Traffic Generation:
Anticipated traffic generation created by the proposed project was contemplated when the original subdivision was approved and Hwy 160 intersection improvements were constructed. No additional impacts are anticipated.

Roadways:
CDOT/County/Town adopted Access Control Plan (ACP) compliance:
Harman Park Drive is part of the secondary road network identified in the Access Control Plan (ACP) jointly adopted by the Town, County and CDOT. With that said, the roadway has not been accepted by the Town as of yet due to compaction and material testing results. The Town Council will eventually consider accepting the roadway and possible concessions for doing so.

Roadway Classification:
1) The classification of Harman Park Drive was designed as a Minor Collector Roadway. This roadway is existing and improvements are not required with the increased ADT's expected.
2) The classification of the ACP secondary road will be Classified as a Minor Collector road, with ADT's between 400-2499. The actual installation of connectivity to this ACP roadway will occur as development occurs to the east.

Parking and Vehicular Access:

Private Driveway:
The Private driveway design includes two 24-foot-wide accesses from Harman Park Drive. The eastern access does overlay on a plat dedicated 50-foot-wide utility and pedestrian easement. There is an available approximate 17 feet in width remaining for a future multi-use trail installation. The trail is conceptualized to eventually connect with Great West Ave. Typically trail easements are 20 feet wide, to accommodate a 10-foot trail with 5-foot-wide drainage facilities on each side of the trail. The development will handle the drainage on the west side, thus staff believes a 17-foot-wide area for the trail is sufficient.

Parking and Loading Areas:

Parking Area Layout and Design:

1) *Stall Dimensions:*
   - Parking lot vehicle stalls are designed at a 90-degree angle and dimensioned at 9 feet wide and 18 feet long in compliance with LUDC table 6.9-4.
   - Parking lot isle is designed for two-way traffic and dimensioned in compliance with the LUDC.
2) *Number of Parking Spaces:*
   - *Table 6.9-1: Ministorage Parking Requirements: 1 per 50 units, plus 1 per 300 sf of office area, plus vehicle stacking spaces for security gate. Aisles suitable for temporary loading and unloading may be counted as required parking stalls in accordance with Table 6.9-4 as determined by the traffic engineer.*

     The Revised Project includes a 117 storage unit structure and a 211 storage unit structure, requiring a minimum of 7 parking spaces. The applicant proposes 21 parking spaces exceeding the minimum 7 spaces required.

     Two HC spaces will be provided (minimum 1 per 25 spaces is required).

3) *Parking Area Layout:*
   - The parking lot surface will be an asphalt pavement surface.
   - The Parking lot design provides with curb and gutter to direct drainage on the surface.
4) *Parking Lot Landscaping:*
   - LUDC requires one tree for each 5 parking spaces.

     A minimum of 4 trees are required within the parking lot. Staff recommends the project incorporate the required tress within the parking islands and bump outs, providing the intended buffering and shading.
   - LUDC 6.9.4.C requires 10 percent of the parking lot shall be used for landscaping.

     The Landscape strip between the building and the parking lot serves as the required 10% parking lot landscaping treatment at 38%, 2160 sqft compared to the adjacent parking area of 5600sqft which includes the future lot expansion area.
5) *Circulation Area Design:*

   Phase One proposes two 24'-0" wide accesses from Harman Park Drive. Pedestrian connectivity from the public sidewalk is provided. The traffic flow is set up to accept cargo drop in through the building, heading east and exiting via the eastern access to Harman Park Drive.
6) *Exterior Lighting:*

   Exterior parking lot lighting is not proposed. The applicant has indicated exterior building lights will be installed. All exterior lighting shall be inspected after installation for compliance. All light sources shall be completely concealed so as not to be visible from off site. Staff highly recommend the applicant meet with staff on all proposed exterior lighting fixtures prior to installation.

7) *Parking Lot Drainage:*
Parking lot drainage is conveyed on the surface via curb and gutter to the detention pond.

8) *Loading/Unloading Areas:*
The loading area is proposed as a drive through, thus concealing the loading areas from view.

Sidewalks, Multi-Use Paths and Trails:

1) Sidewalks along Harman Park Drive do not extend to this property. The applicant will provide a public sidewalk improvement along their property, for future connectivity.
2) Internally, pedestrian paths are provided from the parking lot to the building, however, crosswalk stripping should be provided between the parking lot and building entrance to delineate the pedestrian route across vehicle drive lanes.

Commercial and Mixed-Use Design Standards:

1) *Site Layout:*
The proposed development is a new development on a vacant 7.23-acre lot. The applicant proposes a phased project, with the first phase being reviewed at this DRB stage.

2) *Building Orientation:*
One Story: Orientation has the main entrance, both vehicular and pedestrian, on the west side.
Two Story: Orientation has the main entrance, both vehicular and pedestrian, on the east side.

3) *Pedestrian Environment:*
The applicant has provided pedestrian access and connectivity throughout phase one, consistent with the intent of the LUDC and Comprehensive plan, however, crosswalk stripping should be provided between the parking lot and building entrance to delineate the pedestrian route.

4) *Building Design:*
The proposed one story 36,000 square foot building design has provided:

a. The walls contain no more than 30% metal siding (29.73%)
b. Wall modulation is proposed on the north and south side.
c. The roof line has been broken with a center raised portion

5) *Building Materials:*
LUDC section 6.7.3.B.2 supports the use of a wide range of building materials, including but not limited to: wood, brick, stone and stucco.
Proposed exterior building materials include the use of:

a. Painted Metal Siding.
b. Stucco
c. Raised Seam Metal Roofing

6) *Architectural Style:*
The DRB should consider if the architectural style compliments the character of the adjacent existing buildings (LUDC 6.7.B.3)

7) *Four-Sided Design:*
Four sided design appears to have been achieved, with similar level of design detail on all four Sides of each building.

Landscaping and Buffers:
15% of the site is required to be landscaped per LUDC section 5.1.2. The applicant has provided a landscaping plan that indicates 17% landscaping and identifies locations and plant species as well as mulched areas and re-vegetation after construction.

1) *Design Standards:*
Living plants and cobble rock is proposed in most planting areas. The area east of the west access entrance has a large area of cobble. Staff would recommend an enhanced surface appearance be considered (dry creek feature or some large boulders. Or ?).
2) *Protection of Existing vegetation:*
Few existing mature ponderosa trees are proposed for preservation within phase one, however, it appears that as additional phases are pursued, these trees maybe removed, thus credit for trees at this time is premature in staff's opinion. The remaining portion of the property not included in this phase will not be affected or trees removed until those phases are constructed.
3) *Maintenance:*
The property owner is required to maintain all plantings associated with the plan submitted and approved by the DRB.
4) *Plant Materials:*
Plant species and materials are called out on the landscape plan.
5) *Visibility and Security:*
No visual obstructions or security concerns have been identified.
6) *Landscape Plan:*
The applicant has provided a landscape plan for the DRB's consideration.

Buffering and Screening:
1) *Loading and Service Areas:*
Service and loading areas are indoors.
2) *Mechanical Equipment:*
Mechanical Equipment has been indicated by the applicant to be incorporated interior of the building.
3) *Dumpsters and Trash Storage Areas:*

The applicant has not indicated where this area will be located or what shielding will be provided.

Exterior Lighting Plan:

1) *Light Sources Shielded from View:*
   The applicant has not indicated any exterior lighting in the submitted plans. The applicant shall submit an illumination plan with fixture specification sheets if any exterior lighting is to be installed, confirming that all exterior light sources will be shielded/concealed from off-site view. Staff highly recommends a meeting with the Planning Department to review proposed fixtures prior to installation.
2) *Foot Candle calculations:*
   The referenced illumination plan may be required to include foot candle levels along the property lines if necessary. Planning Director shall make that determination once presented with an exterior lighting plan/proposal.

Sign Code:

The applicant has not submitted a sign plan. Staff can administratively approve a sign permit if directed by the DRB. 555 sq.ft. total exterior signage allowable for the entire property (all phases combined).

1) *Freestanding Signs: Monument style sign required, up to 100 sq. ft. per side and 20' tall maximum.*
2) *Wall signage:* No more than 100 sq. ft. per side.

Building Code and Building Permit:

1) The applicant has indicated the submission of a building permit following a determination on the development's Major Design Review application at the DRB public hearing.

Impact Fees:

1) The proposed development is subject to Impact fees pursuant to LUDC article 10.
   54,818 sqft new Industrial building square footage. The fee can be deferred over 10 years, with annual payments at 3% interest.

	Roads	Reg. Pub Building	Emer Serv Pro	Total
Per 1,000 sf	$1,694.00	$159.00	$741.00	$2,594.00
54,818 sf=	$92,861.69	$8,716.06	$40,620.14	$142,197.89

ALTERNATIVE ACTIONS

Staff recommends the DRB consider the Applicants Major Design Review application, Staff's analysis and all public comments as they relate to the Land Use Development Code. Staff has the following alternative actions for the DRB's consideration only, as the DRB is not limited to these alternative actions.

1. Approve the Pagosa Climate Control Storage, Inc. Major Design Review Application submitted, finding the application to be in substantial compliance with the Town's adopted Land Use Development Code, contingent on the following items:

a. The applicant shall provide a snow storage plan or exhibit indicting snow storage areas, the square feet to be cleared and the square feet of storage area.

b. The applicant shall provide design details regarding a dumpster/trash collection area and the screening of such.

c. Provide pedestrian crossing markings designating the route through the driveway area.

d. Provide revised landscape plan indicating parking lot tree and locations.

e. Exterior lighting plan or proposed fixtures were not included in the application submittal. If Exterior lighting is to be incorporated, the Applicant shall provide an illumination plan and LUDC Compliance will be determined after installation of fixtures.

f. Provide proof of State Storm Water Management Plan Permit prior to Building Permit Issuance.

g. Each Additional project phase requires the submission of a Major Design Review application.

h. PLUS, ADDITIONAL CONTINGIUENCIES AS DETERMINED BY THE DRB……

2. DENY the Pagosa Climate Control Storage, Inc. Major Design Review Application submitted, finding the application is not in substantial compliance with the Town's adopted Land Use Development Code.

ARCHITECTURE and ENGINEERING

(l) Landscape Plan:

Project: **Pagosa Climate Control Storage, Inc. (**PCCS, INC)
Date: July 26th, 2016

Property: (Parcel #569915319013):

Attached:

Plan provided by Reynolds Ash + Associates Sheet L-101

1140 Main Ave. Suite B, Durango, CO 81301 Phone 970. 259.7494 Fax 970.259.7492
262 Pagosa St. Suite 200, Pagosa Springs, CO 81147 Phone 970.264.6884 Fax 970.731.0990

PHASE I LANDSCAPE SUMMARY:

PHASE I TOTAL AREA	2.01 ACRES / 87,764 S.F.
PHASE I LANDSCAPED AREA	0.35 ACRES / 15,113 S.F.
PHASE I LANDSCAPE RATIO	17%

LANDSCAPE PLAN GENERAL NOTES:

1. CONTRACTOR TO FOLLOW TOWN OF PAGOSA SPRINGS LAND USE CODE.
2. PRESERVE/PROTECT EXISTING NATURAL TREES, SHRUBS AND GROUND COVER BEYOND BUILDING FOOTPRINT WHERE POSSIBLE.
3. REVEGETATE DISTURBED SOIL WITH NATIVE RECLAMATION MIX.
4. PROVIDE EDGING AT ALL TRANSITIONS BETWEEN GROUND COVER MATERIALS.

LANDSCAPE PLAN KEY NOTES:

1. EXISTING 20' TRAIL EASEMENT.
2. EDGE OF PHASE I PAVEMENT.
3. 5' W. CONCRETE SIDEWALK.
4. PHASE I EXTENTS OF CONSTRUCTION.
5. FUTURE RETAIL SPACE.
6. DETENTION POND, SEE DAVIS ENG. DRAWINGS.
7. TREES TO REMAIN.

PLANT SCHEDULE

T- TREES

** APPLY ADEQUATE WATER DURING FIRST YEAR OF GROWTH, REDUCE IRRIGATION AFTER FIRST YEAR **

TREE NAME / QUANTITY (T-3 / 8)

KEY	SIZE	BOTANICAL NAME	COMMON NAME	QUANTITY	REMARKS
T-1	2" CAL.	GLEDITSIA TRIACANTHOS	SHADEMASTER HONEYLOCUST	2	
T-2	2" CAL.		PONDEROSA PINE	1	
T-3	2" CAL.		COLORADO BLUE SPRUCE	11	

S- SHRUBS

PLANT NAME / QUANTITY (S-3 / 8)

KEY	SIZE	BOTANICAL NAME	COMMON NAME	QUANTITY	REMARKS
S-1	5-7 GAL.	JUNIPERUS SABINA	BROADMOOR JUNIPER	4	
S-2	5-7 GAL.	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	24	
S-3	5 GAL.	CYTISUS PURGANS	SPANISH GOLD BLOOM	51	
S-4	5 GAL.	FEATHER REED GRASS	CALAMAGROSTIS 'KARL FOERSTER'	0	

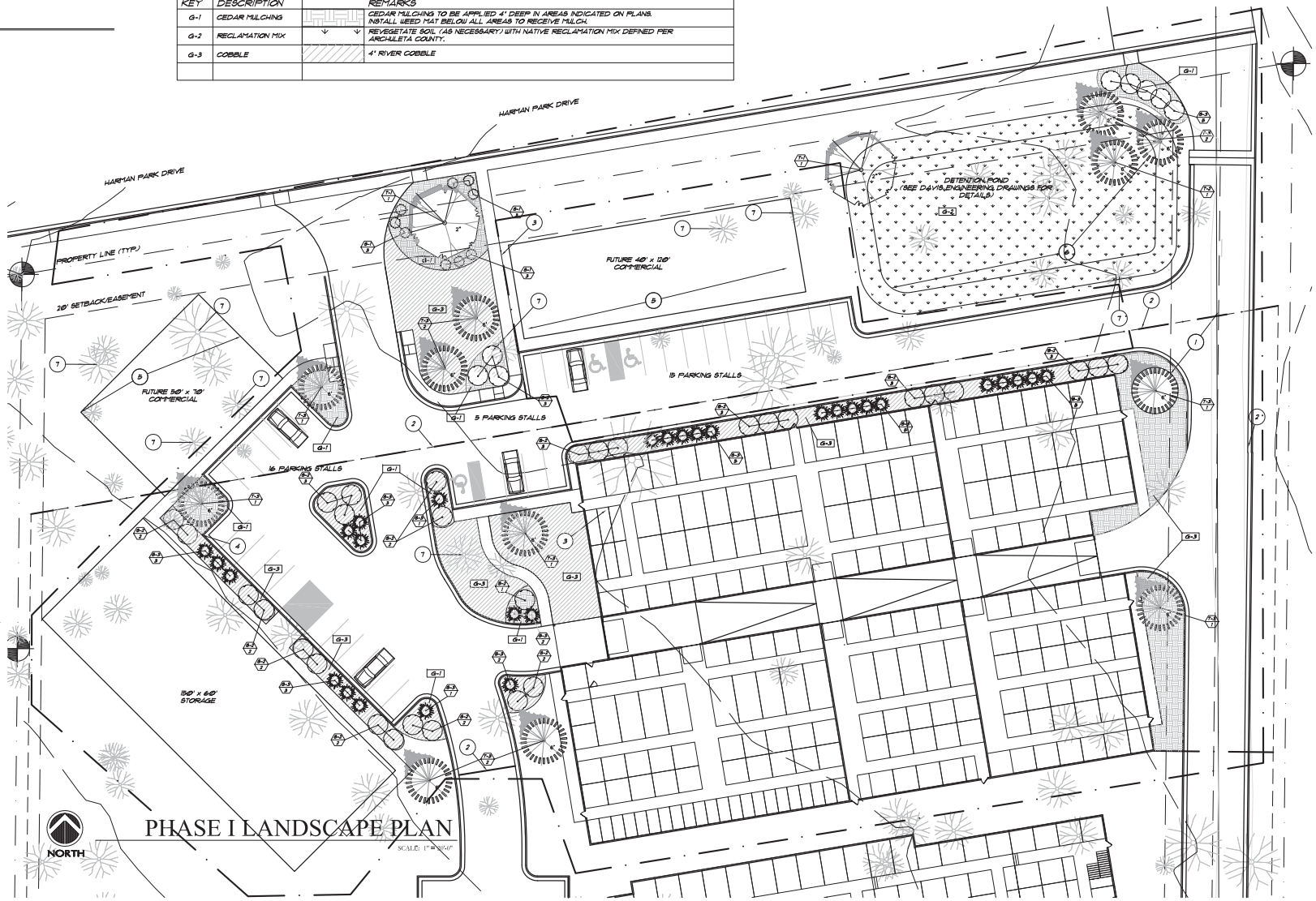
G- GROUND COVERS

GROUNDCOVER TYPE (G-1)

KEY	DESCRIPTION	REMARKS
G-1	CEDAR MULCHING	CEDAR MULCHING TO BE APPLIED 4" DEEP IN AREAS INDICATED ON PLANS. INSTALL WEED MAT BELOW ALL AREAS TO RECEIVE MULCH.
G-2	RECLAMATION MIX	REVEGETATE SOIL (AS NECESSARY) WITH NATIVE RECLAMATION MIX DEFINED PER ARCHULETA COUNTY.
G-3	COBBLE	4" RIVER COBBLE

PLANT LEGEND

- NATIVE/DRYLAND GRASS
- SOD
- WOOD MULCH
- ROCK MULCH
- MULCH
- STEEL EDGE (TYP)
- PERENNIALS
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- EVERGREEN TREES
- DECIDUOUS ORNAMENTAL TREE
- DECIDUOUS SHADE TREE
- EXISTING TREE
- EXISTING PINE TREE TO REMAIN, PROTECT DURING CONSTRUCTION.
- EXISTING PINE TREE TO BE REMOVED.



PHASE I LANDSCAPE PLAN

SCALE: 1" = 20'-0"

REYNOLDS ASH + ASSOCIATES
ARCHITECTURE ENGINEERING

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(970) 259-7494
FAX (970) 259-7402

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NEW STORAGE UNITS
FOR
PCCS, INC
LOT E HARMAN PARK
PAGOSA SPRINGS, COLORADO 81147

JOB NO.: 15204
DATE: 2016-07-26
DRAWN BY: B.A.A.

ISSUE RECORD:

REVISIONS:

L-101

LANDSCAPE PLAN

ARCHITECTURE and ENGINEERING

(m) General Development Information:

Project: **Pagosa Climate Control Storage, Inc. (**PCCS, INC)
Date: July 26th, 2016

Property: (Parcel #569915319013):

Attached:

Major Design Review by Reynolds Ash + Associates.

1140 Main Ave. Suite B, Durango, CO 81301 Phone 970. 259.7494 Fax 970.259.7492
262 Pagosa St. Suite 200, Pagosa Springs, CO 81147 Phone 970.264.6884 Fax 970.731.0990

ARCHITECTURE and ENGINEERING

Pagosa Climate Control Storage, Inc.
"PCCS, Inc."

Major Design Review Submittal:
July 26th, 2016

Submittal Requirements Checklist References Criteria:

(m) General Development Information:

(I) We are requesting approval of our Major Design Review submittal for a proposed Indoor Climate Controlled Storage Facility located at 341 Harmen Park Drive. The plan is consistent with the conditional use permit allowed by the towns planning commission with no modifications as requested by town planner and planning commission. The project will ultimately have a mix of commercial/retail buildings along Harmen Park Drive with storage/commercial building to the south of those structures. The current zoning for the site is MU-C Mixed Use Commercial and as noted above the mini-storage or Industrial use was allowed by the planning commission by a conditional use permit.

The storage buildings will be 1 or 2 stories. The initial storage buildings will be one single story building (36,818 square feet) and one two-story building (18,000 square feet). All storage buildings will have a fire sprinkler system and future commercial/retail buildings are to be determined if a fire sprinkler system is required. Future phases of storage buildings are anticipated to be similar structures/buildings, the only difference being the buildings colors. The developer would like to make each building unique in color to differentiate each building for each other.

Proposed parking will develop with each phase as required. The development is designed to accommodate future commercial uses as the parking requirements for mini-storage are minimal. Future buildings use and size will be limited to the amount of parking provided.

The development will have provide a minimum of 15% landscaping/open space per the LUDC as indicated on the L-101 sheet by RA+A. Exact calculations are provided on L-101 for each phase.

The project is anticipating on completing the project in 4+ phases with Phase One beginning this summer as indicated on the AS-101 sheet by RA+A.

1140 Main Ave. Suite B, Durango, CO 81301 Phone 970. 259.7494 Fax 970.259.7492
189 Talisman Dr. Suite C, Pagosa Springs, CO 81147 Phone 970.264.6884 Fax 970.731.0990

(II) See Davis Engineering’s Report and Plan for estimate of developments need for water, sewer, fire protection and the route of utility connections.

(III) The proposed use satisfies the Town's Land Use Plan and Comprehensive Plan.

(IV) No exceptions are being requested at this time of the LUDC.

ARCHITECTURE and ENGINEERING

(p) Grading and Drainage Plan/Report:

Project: **Pagosa Climate Control Storage, Inc. (**PCCS, INC)
Date: July 26th, 2016

Property: (Parcel #569915319013):

Attached:

Grading and Drainage Plan Prepared by Davis Engineering
Grading and Drainage Report Prepared by Davis Engineering

1140 Main Ave. Suite B, Durango, CO 81301 Phone 970. 259.7494 Fax 970.259.7492
262 Pagosa St. Suite 200, Pagosa Springs, CO 81147 Phone 970.264.6884 Fax 970.731.0990

ARCHITECTURE and ENGINEERING

(q) Master Utility Plan:

Project: **Pagosa Climate Control Storage, Inc. (**PCCS, INC)
Date: July 26th, 2016

Property: (Parcel #569915319013):

Attached:

Master Utility Plan Prepared by Davis Engineering

(s) Codes & Covenants:

Project: **Pagosa Climate Control Storage, Inc. (**PCCS, INC)
Date: July 26th, 2016

Property: (Parcel #569915319013):

N/A

ARCHITECTURE and ENGINEERING

(t) Context & Vicinity Map:

Project: **Pagosa Climate Control Storage, Inc. (**PCCS, INC)
Date: July 26th, 2016

Property: (Parcel #569915319013):

Attached:

Context & Vicinity Map Prepared by Davis Engineering

1140 Main Ave. Suite B, Durango, CO 81301 Phone 970. 259.7494 Fax 970.259.7492
262 Pagosa St. Suite 200, Pagosa Springs, CO 81147 Phone 970.264.6884 Fax 970.731.0990

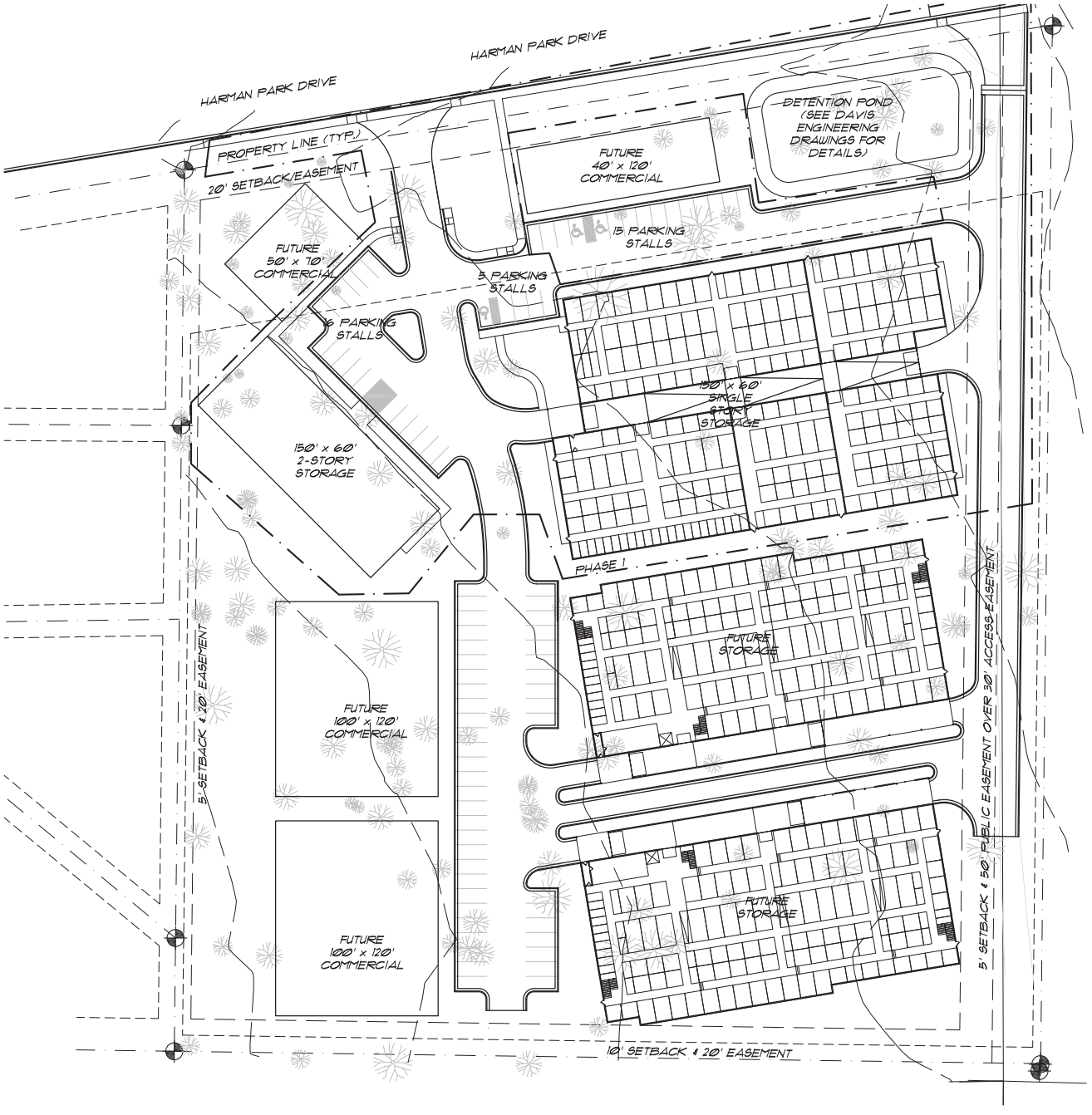
(v) Engineering Plans and Specifications:

Project: **Pagosa Climate Control Storage, Inc. (**PCCS, INC)
Date: July 26th, 2016

Property: (Parcel #569915319013):

Attached:

Engineering Plans Prepared by Davis Engineering
Specifications Prepared by Davis Engineering



SITE ZONING:	MU-C
SITE AREA:	7.23 ACRES
MINIMUM REQUIRED SETBACKS:	
FRONT YARD:	20 FEET
FRONT YARD: (STORAGE FACILITY)	100 FEET
SIDE YARD:	5 FEET
REAR YARD:	10 FEET
OCCUPANCY GROUP:	S-1
CONSTRUCTION TYPE:	III-B
TOTAL FINISHED SQUARE FOOTAGE:	45818 S.F.
SINGLE STORY STORAGE FOOTAGE:	36818 S.F.
2-STORY STORAGE FOOTAGE:	9000 S.F.

SITE PLAN GENERAL NOTES:

A. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK.

B. SEE STRUCTURAL FOR EXCAVATION, STRUCTURAL FILL AND BACKFILL REQUIREMENTS.

C. ARCHITECTURAL SITE PLAN FOR ILLUSTRATION PURPOSES ONLY. BOUNDARIES AND BUILDING LOCATION PER DAVIS ENGINEERING DRAWINGS.

D. STOCKPILE EXCAVATED MATERIAL ON SITE AT A LOCATION DIRECTED BY OWNER/ARCHITECT, TO USE FOR BACKFILL AT A LATER DATE. ALL EXCESS MATERIAL LEFT AFTER BACKFILL SHALL BE WASTED ON SITE, AT A LOCATION DIRECTED BY ARCHITECT. IF ADDITIONAL FILL MATERIALS ARE NEEDED, CONTRACTOR SHALL IMPORT AT HIS EXPENSE.

E. CONTRACTOR SHALL COORDINATE ELECTRICAL SERVICE INSTALLATION WITH LPEA.

F. CONTRACTOR SHALL VERIFY WATER METER LOCATION. CONTRACTOR IS RESPONSIBLE FOR WATER SERVICE INSTALLATION, OWNER WILL PAY TAP FEE.

G. CONTRACTOR SHALL FINISH GRADE SITE, READY FOR SEEDING/LANDSCAPING.

H. CONTRACTOR SHALL COORDINATE GAS SERVICE INSTALLATION W/ OWNER.

ARCHITECTURAL SITE PLAN

SCALE: 1" = 30'-0"

REYNOLDS ASH + ASSOCIATES
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1140 MAIN AVE., STE.
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NEW STORAGE UNITS
FOR
PCCS, INC
LOT E HARMAN PARK
PAGOSA SPRINGS, COLORADO 81147

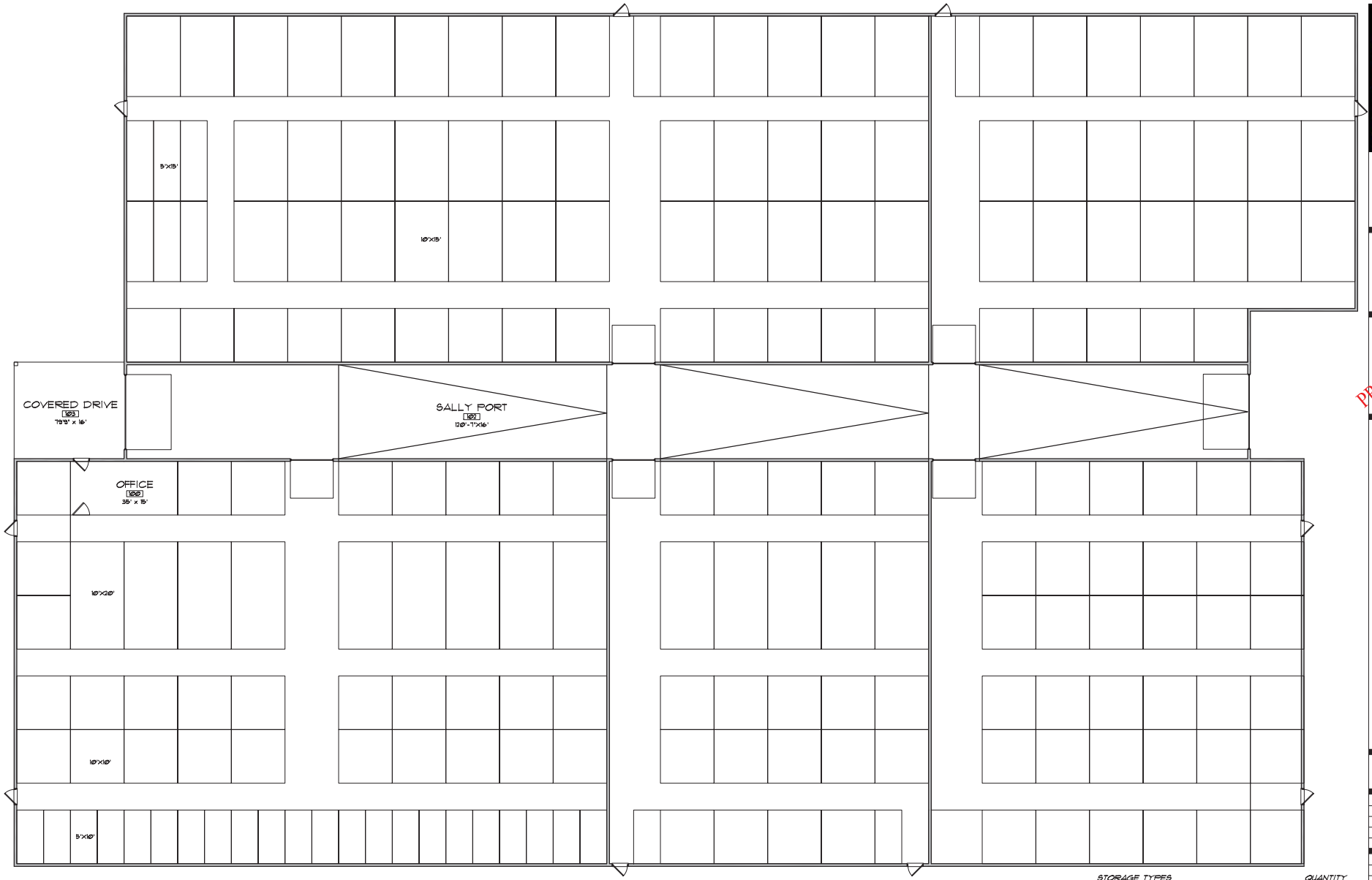
JOB NO.:	15204
DATE:	2016-07-26
DRAWN BY:	B.A.A.

ISSUE RECORD:

REVISIONS:

AS-101

SITE PLAN



APPROXIMATE SQUARE FOOTAGE:

MAIN LEVEL STORAGE	36818 S.F.

NORTH

PROPOSED MAIN LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"

STORAGE TYPES	QUANTITY
MAIN LEVEL:	
5x5	9
5x10	24
5x15	8
10x10	106
10x15	59
10x20	14
MAIN LEVEL TOTAL	211

REYNOLDS ASH + ASSOCIATES
ARCHITECTURE ENGINEERING

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FAX (970) 259-7462

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PROGRESS SET
NOT FOR CONST.

NEW STORAGE UNITS
FOR
PCCS, INC
LOT E HARMAN PARK
PAGOSA SPRINGS, COLORADO 81147

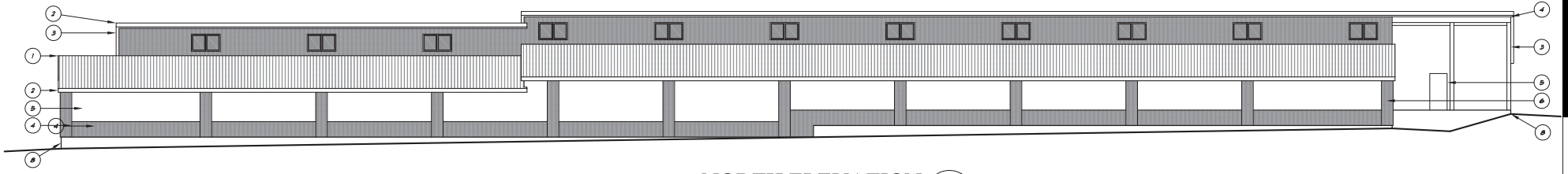
JOB NO.:	15204
DATE:	2016-04-28
DRAWN BY:	B.A.A.

ISSUE RECORD:

REVISIONS:

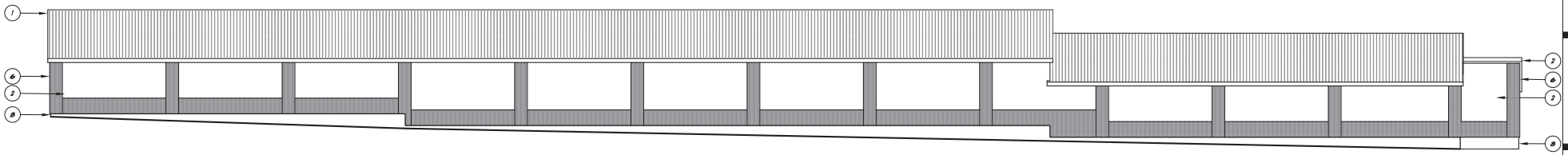
A-101

MAIN FLOOR PLAN



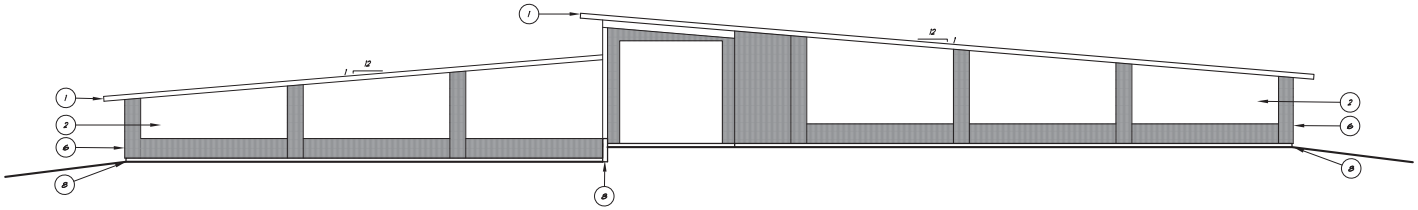
NORTH ELEVATION (A / A-201)

SCALE: 1/8" = 1'-0"



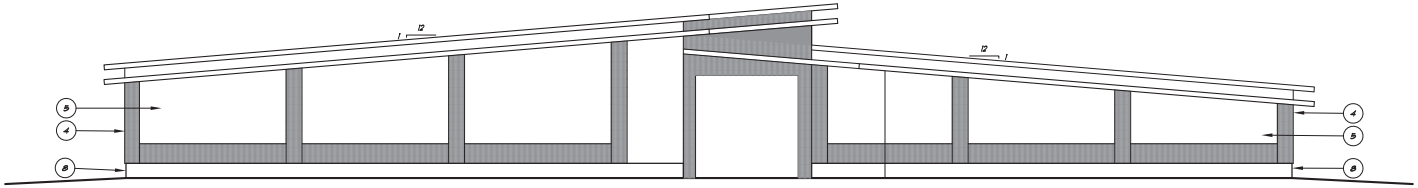
SOUTH ELEVATION (B / A-201)

SCALE: 1/8" = 1'-0"



WEST ELEVATION (C / A-201)

SCALE: 1/8" = 1'-0"



EAST ELEVATION (D / A-201)

SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES:

1. STANDING SEAM METAL ROOD
2. STUCCO SIDING
3. STEEL POST
4. COVERED ENTRY
5. METAL ROOM
6. CORRUGATED METAL SIDING
7. RETAINING WALL
8. CONCRETE FOUNDATION (SEE STRUCTURAL)

REYNOLDS ASH + ASSOCIATES
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FAX (970) 264 - 0997

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NEW STORAGE UNITS
FOR
PCCS, INC

LOT E HARMAN PARK
PAGOSA SPRINGS, COLORADO 81147

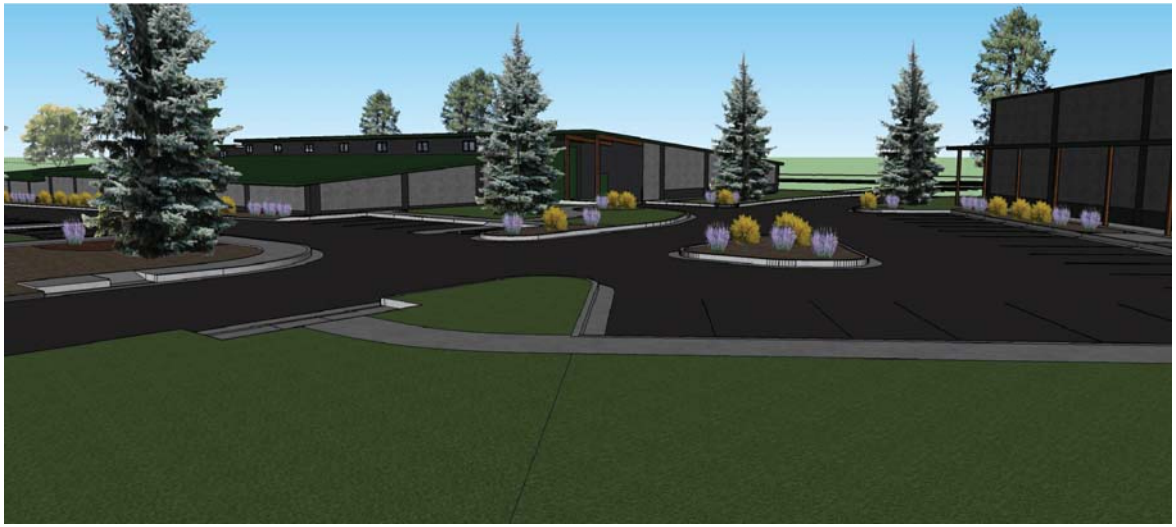
JOB NO.: 1520
DATE:
DRAWN BY: B.A.A

ISSUE RECORD:

REVISIONS:

A-201

EXTERIOR ELEVATIONS



REYNOLDS ASH + ASSOCIATES
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PROGRESS SET
NOT FOR CONST.

NEW STORAGE UNITS
FOR
PCCS, INC
LOT E HARMAN PARK
PAGOSA SPRINGS, COLORADO 81147

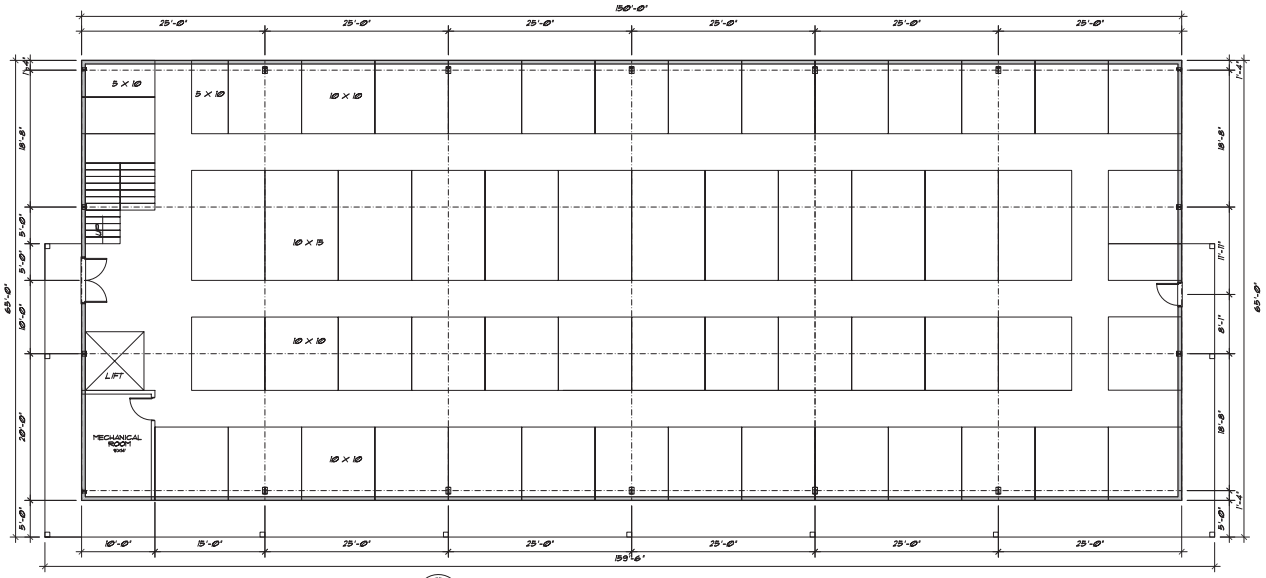
JOB NO.: 15204
DATE: 2016-07-26
DRAWN BY: B.A.A.

ISSUE RECORD:

REVISIONS:
1
2
3
4

3D

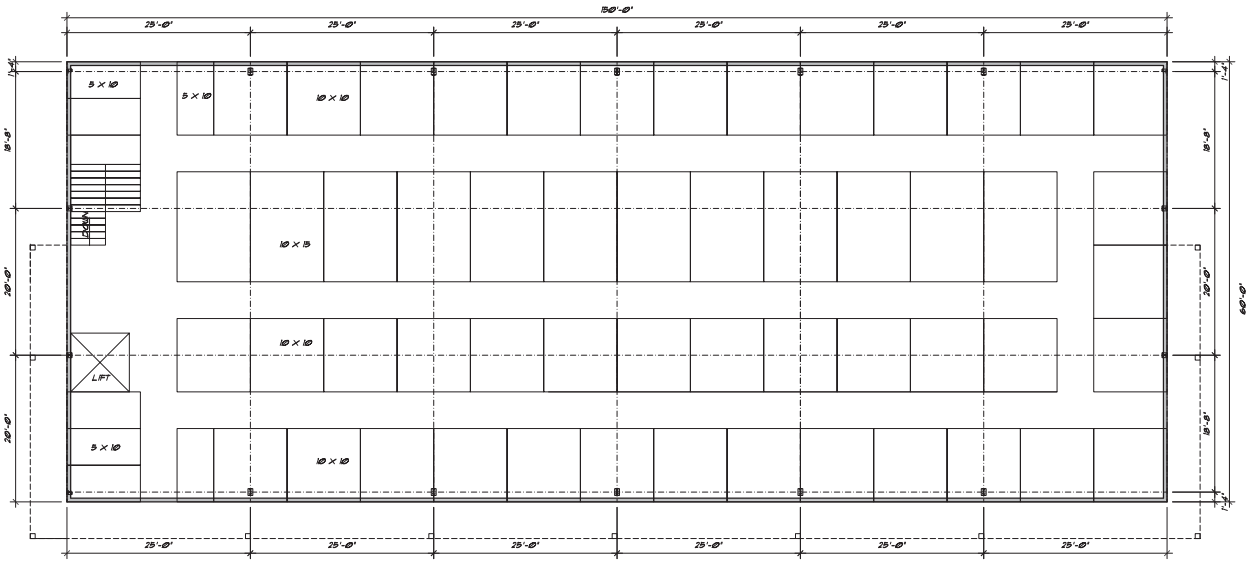
3D MODEL IMAGES



NORTH

MAIN LEVEL

SCALE: 1/8" = 1'-0"



NORTH

UPPER LEVEL

SCALE: 1/8" = 1'-0"

WALL TYPE LEGEND:

EXTERIOR WALL:
2X6 STUDS @ 16" O.C.
1/2" OSB SHEATHING
WATER BARRIER + EXT. FINISH PER ELEVS.
R-19 BATT INSUL. W/ VAPOR BARRIER
5/8" GYPSUM BOARD

INTERIOR WALL:
2X4 OR 2X6 STUDS @ 16" O.C.
5/8" GYPSUM BOARD EA. SIDE

STORAGE TYPES	QUANTITY
MAIN LEVEL:	
5x10	4
5x15	0
10x10	41
10x15	12
10x20	0
UPPER LEVEL:	
5x5	7
5x10	0
10x10	41
10x15	12
10x20	0
MAIN LEVEL TOTAL	57
UPPER LEVEL TOTAL	60
TOTAL	117

MAIN LEVEL	9,000 S.F.
UPPER LEVEL	9,000 S.F.
TOTAL	18,000 S.F.

REYNOLDS ASH + ASSOCIATES
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DURANGO, CO
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PROGRESS SET
NOT FOR CONST.

NEW STORAGE UNITS FOR PCCS, INC

LOT E HARMAN PARK
PAGOSA SPRINGS, COLORADO 81147

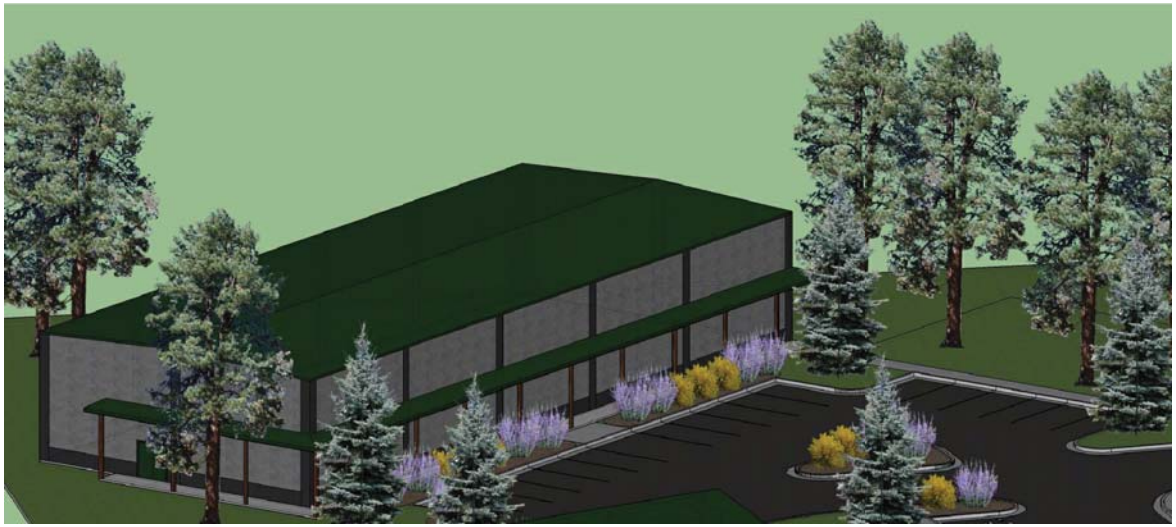
JOB NO.: 15204
DATE: 2016-07-26
DRAWN BY: B.A.A.

ISSUE RECORD:

REVISIONS:
1
2
3
4

A-101

2-STORY STORAGE
FLOOR PLAN



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NEW STORAGE UNITS
FOR
PCCS, INC
LOT E HARMAN PARK
PAGOSA SPRINGS, COLORADO 81147

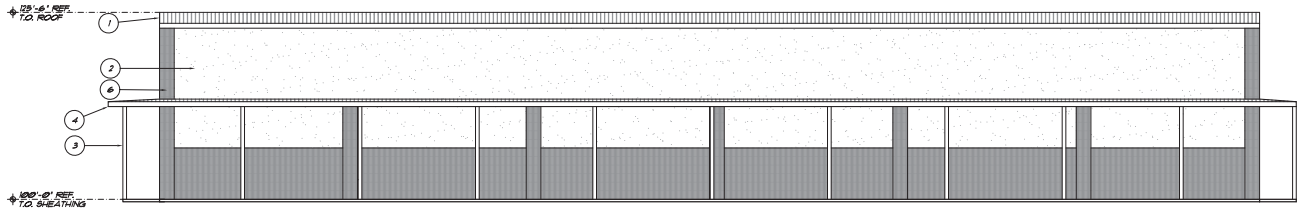
JOB NO.: 15204
DATE: 2016-07-26
DRAWN BY: B.A.A.

ISSUE RECORD:

REVISIONS:
1
2
3
4

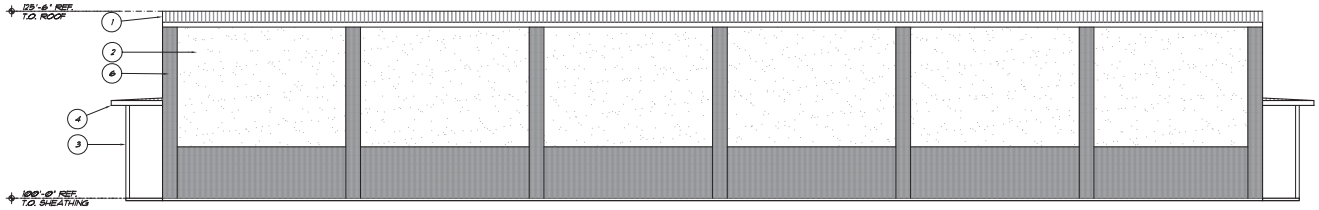
3D

3D MODEL IMAGES



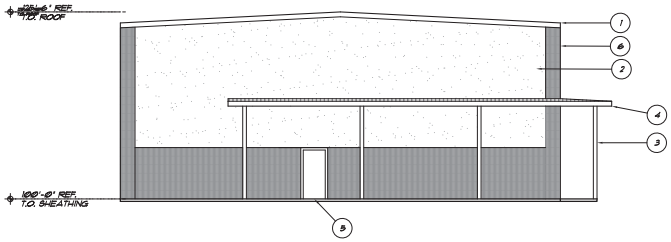
NORTH EAST ELEVATION (A / A-201)

SCALE: 1/8" = 1'-0"



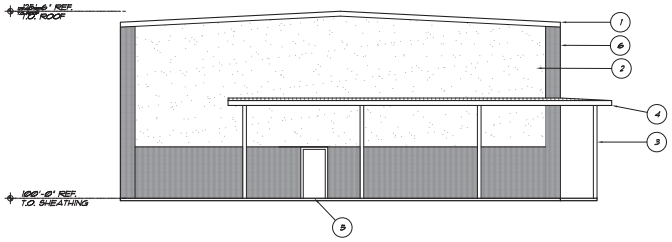
SOUTH WEST ELEVATION (B / A-201)

SCALE: 1/8" = 1'-0"



NORTH WEST ELEVATION (C / A-201)

SCALE: 1/8" = 1'-0"



SOUTH EAST ELEVATION (D / A-201)

SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES:

1. STANDING SEAM METAL ROOF
2. STUCCO SIDING
3. STEEL POST
4. COVERED WALKWAY
5. METAL DOOR
6. METAL SIDING

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NEW STORAGE UNITS
FOR
PCCS, INC
LOT E HARMAN PARK
PAGOSA SPRINGS, COLORADO 81147

JOB NO.: 15204
DATE: 2016-07-26
DRAWN BY: B.A.A.

ISSUE RECORD:

REVISIONS:

A-201

2 STORY STORAGE
EXTERIOR ELEVATIONS

ARCHITECTURE and ENGINEERING

CDOT Access Permit:

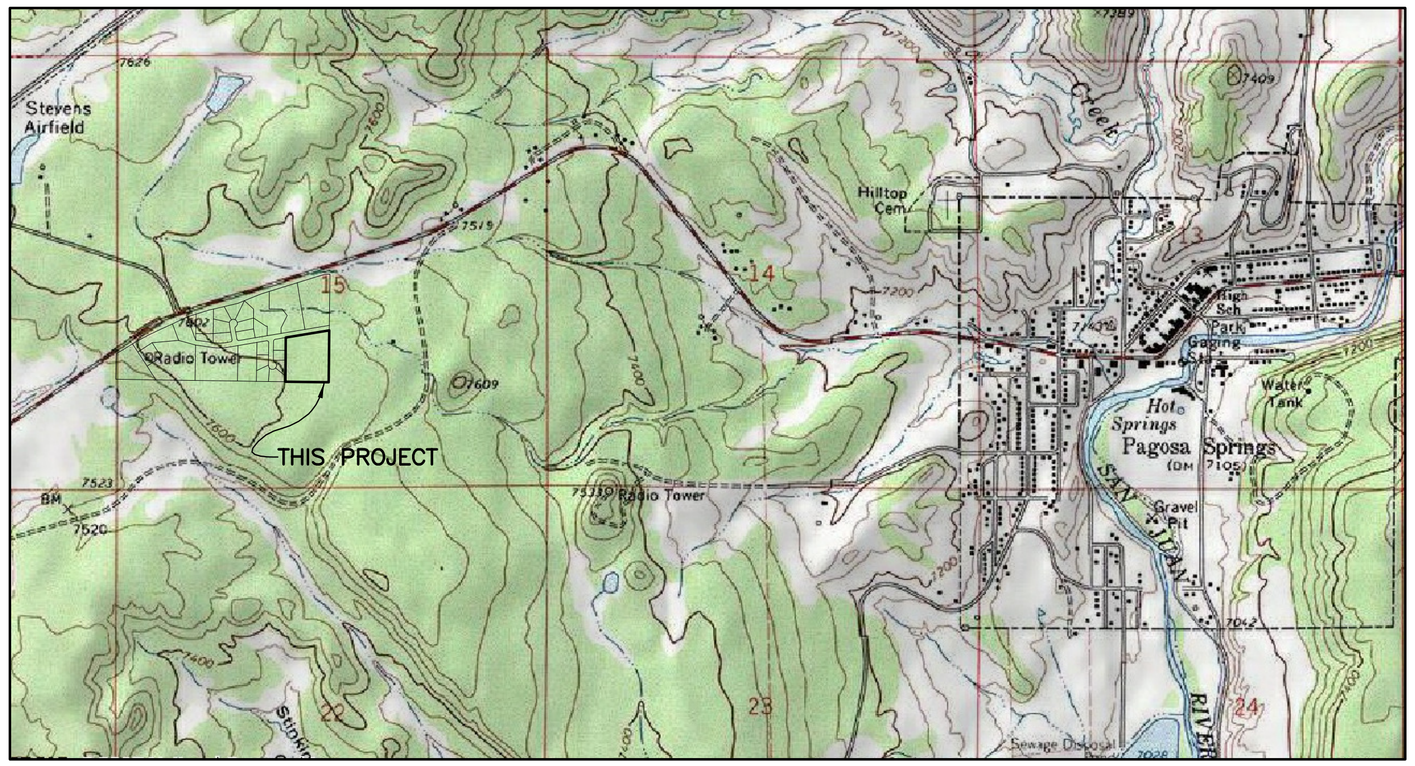
Project: **Pagosa Climate Control Storage, Inc. (**PCCS, INC)
Date: July 26th, 2016

Property: (Parcel #569915319013):

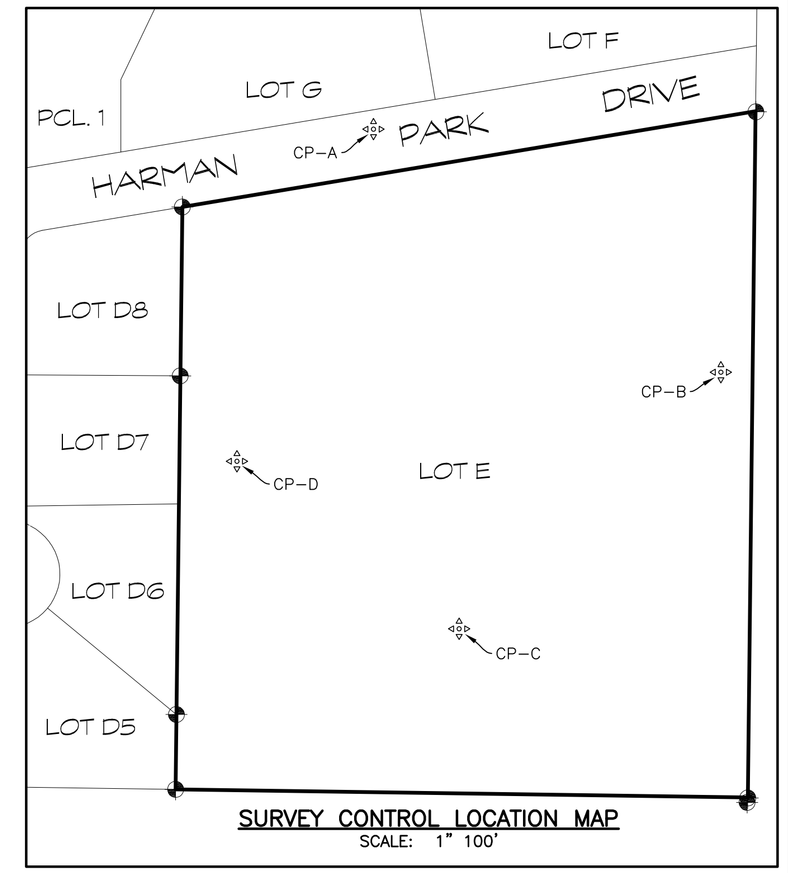
Attached:

N/A

1140 Main Ave. Suite B, Durango, CO 81301 Phone 970. 259.7494 Fax 970.259.7492
262 Pagosa St. Suite 200, Pagosa Springs, CO 81147 Phone 970.264.6884 Fax 970.731.0990



LOCATION MAP
SCALE: 1" = 1/4 MILE



SURVEY CONTROL LOCATION MAP
SCALE: 1" 100'

UTILITY GENERAL NOTES

1) NO UTILITY LOCATES WERE PERFORMED AS PART OF THE DESIGN, AND THE UTILITIES SHOWN ON THE PLANS ARE PLOTTED FROM SCHEMATIC INFORMATION AND SURFACE EVIDENCE AVAILABLE AT THE TIME OF DESIGN. THE INFORMATION SHOWN ON THESE PLANS CONCERNING TYPE AND LOCATION OF UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. SOME UTILITIES MAY HAVE BEEN ADDED OR RELOCATED PRIOR TO CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL LOCATIONS OF EXISTING STRUCTURES AND UTILITIES SHOWN ON THE DRAWINGS AND ASCERTAIN WHETHER ANY OTHER STRUCTURE AND UTILITIES MAY EXIST. EVERY REASONABLE MEANS SHALL BE USED, INCLUDING FIELD LOCATION OF THE UTILITY USING WHATEVER PROSPECTING MEANS ARE NECESSARY. THE CONTRACTOR ASSUMES RESPONSIBILITY FOR THE PROTECTION OF ALL UTILITIES DURING THE WORK, AND SHALL HOLD THE OWNER AND THEIR CONSULTANTS HARMLESS FOR ANY AND ALL DAMAGES TO UTILITIES ARISING FROM CONSTRUCTION OPERATIONS.

2) THE CONTRACTOR SHALL NOTIFY ALL AFFECTED UTILITIES AT LEAST TWO (2) BUSINESS DAYS, NOT INCLUDING THE ACTUAL DAY OF NOTICE, PRIOR TO COMMENCING SUCH OPERATIONS. THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 811 OR 1-800-922-1987, TO HAVE LOCATIONS OF UNCC REGISTERED LINES MARKED BY MEMBER COMPANIES. ALL OTHER UNDERGROUND FACILITIES SHALL BE LOCATED BY CONTACTING THE RESPECTIVE OWNER. UTILITY SERVICE LATERALS SHALL ALSO BE LOCATED PRIOR TO BEGINNING EXCAVATION OR GRADING.

3) THE CONTRACTOR SHALL VERIFY AND DOCUMENT THE CONDITION OF EXISTING UTILITIES (VISIBLE FACILITIES) WITH REPRESENTATIVES FROM THE UTILITY COMPANIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.

4) THE CONTRACTOR SHALL FULLY COORDINATE UTILITY WORK WITH THE AFFECTED UTILITY PROVIDER AS APPROPRIATE.

5) BEDROCK IS LOCATED VERY CLOSE TO THE GROUND SURFACE, AND IT IS LIKELY THAT ROCK BLASTING OR HAMMERING WILL BE REQUIRED FOR MUCH OF THE UTILITY INSTALLATION.

6) ALL WATER AND SEWER INFRASTRUCTURE SHALL BE CONSTRUCTED IN CONFORMANCE WITH PAGOSA AREA WATER AND SANITATION DISTRICT (PAWSD) TECHNICAL SPECIFICATIONS IN EFFECT AT THE TIME WORK IS INITIATED. ALL SIGNIFICANT BENDS SHOWN FOR RIGID WATER PIPE OR SEWER LINES SHALL BE ACCOMPLISHED WITH STANDARD FITTINGS, OR A COMBINATION OF STANDARD FITTINGS. SMALL VARIANCES FROM STANDARD FITTING ANGLES SHALL BE TAKEN UP IN PIPE AND JOINT DEFLECTION, OR CURVED SECTIONS OF PIPE, AS ALLOWED BY THE MANUFACTURER.

7) IT IS ANTICIPATED THAT THE POTABLE WATER SERVICE LINE WILL BE 2" DIAMETER, WITH ASSOCIATED CORPORATION STOP, CURB STOP, MASTER METER STATION WITH MATERIALS AND INSTALLATION AS REQUIRED BY PAWSD STANDARDS. THIS SHOULD BE VERIFIED FOR FULL BUILD OUT CONDITIONS, WITH THIS INFORMATION NOT AVAILABLE DURING SITE DESIGN.

8) THERE SHALL BE A 6" DIAMETER SDR 35 PVC GRAVITY SEWER COLLECTION SYSTEM INTERNAL TO THE SITE WHICH WILL DRAIN TO A GRINDER PUMP LIFT STATION, WHICH WILL THEN CONNECT TO THE HARMAN PARK PRESSURE SEWER SYSTEM. IT IS RECOMMENDED THAT AN E-ONE OR SIMILAR PACKAGE LIFT STATION BE INSTALLED APPROPRIATE FOR THE DESIGN FLOWS ANTICIPATED, WHICH WERE NOT AVAILABLE DURING SITE DESIGN. THE LIFT STATION AND ASSOCIATED PRESSURE SEWER PIPING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

9) THE FIRE WATER CONNECTION WILL BE 6" DIAMETER AWWA C-900 CLASS 200 PIPE, OR AS OTHERWISE DETERMINED NECESSARY TO MEET FIRE SPRINKLER FLOWS AND FIRE CODE REQUIREMENTS. CONNECTION TO THE EXISTING WATER MAIN MAY REQUIRE PARTIAL SYSTEM SHUTDOWN FOR CUT-IN, OR A LIVE TAP APPARATUS.

10) THE GAS, ELECTRIC, TELEPHONE (AND TV) STUB-OUTS FOR THE PROPERTY AND POTENTIAL SERVICE ROUTES ARE SHOWN ON THE PLAN. THESE CONNECTIONS SHOULD BE VERIFIED WITH EACH OF THE RESPECTIVE UTILITY PROVIDERS, AS EACH DOES THEIR OWN DESIGN.

11) THE ROAD ON THE EAST SIDE OF THE PROJECT IS NEARLY CENTERED ON THE EXISTING OVERHEAD POWER LINE. AT A MINIMUM, ADEQUATE CLEARANCE FOR THE PROPOSED ROAD ELEVATION AND THE EXISTING LINES WILL NEED TO BE VERIFIED WITH THE ELECTRIC COMPANY.

12) ALL CLEAN-OUT, VALVE BOX, MANHOLES, OR OTHER UTILITY ACCESS APPURTENANCES SHALL BE PROPERLY ADJUSTED TO FINAL GRADE. IN HARD-SCAPE AREAS, THEY SHALL BE 1/8 INCH BELOW FINISHED GRADE TO AVOID TRIPPING OR SNOW PLOW HAZARDS.

13) ANY UTILITIES EXTENDED FOR FUTURE EXPANSION OR CONNECTION SHOULD BE PROPERLY CAPPED, SUPPORTED, MARKED, ETC. AS APPROPRIATE. EXTENSIONS OF WATER AND SEWER HAVE BEEN SHOWN ACROSS THE ACCESS DRIVE AND SIDEWALK FOR FUTURE USE. IT MAY BE DESIRABLE TO PLACE SLEEVES OR CONDUITS FOR GAS, TELEPHONE, AND ELECTRIC AS WELL. ALL SUCH SLEEVES OR CONDUITS SHALL BE APPROPRIATELY COORDINATED WITH THE VARIOUS UTILITY PROVIDERS, AND SHALL BE ADEQUATELY AS-BUILT FOR RECORD KEEPING AND FUTURE LOCATION.

GENERAL AND SITE NOTES

1) NO EXCAVATION OR WORK SHALL BEGIN UNTIL THE CONTRACTOR HAS OBTAINED, AT HIS EXPENSE, ANY PERMITS REQUIRED TO PERFORM THE PROPOSED WORK.

2) ALL SITE-WORK SHALL BE IN CONFORMANCE WITH TOWN OF PAGOSA SPRINGS STANDARDS, WITH QUALITY ASSURANCE TESTING DOCUMENTATION REQUIRED FOR PUBLIC IMPROVEMENTS AND RECOMMENDED FOR PRIVATE IMPROVEMENTS FOR COMPACTION, AGGREGATES, HOT MIX ASPHALT (HMA) AND CONCRETE.

3) THE CONTRACTOR SHALL NOT DISTURB AREAS BEYOND THE PROJECT LIMITS UNLESS OTHERWISE DIRECTED BY THE OWNER.

4) THE ANTICIPATED DISTURBANCE AREA IS APPROXIMATELY 3 ACRES IN SIZE. THE CONTRACTOR WILL BE REQUIRED TO OBTAIN A STORM WATER DISCHARGE PERMIT FROM THE STATE OF COLORADO. THE CONTRACTOR SHALL MAINTAIN DRAINAGE DURING CONSTRUCTION IN ACCORDANCE WITH A SITE SPECIFIC STORM WATER MANAGEMENT PLAN. ANY REWORK OF MATERIALS DUE TO LACK OF THIS MAINTENANCE SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

5) COMPACTION AND MOISTURE CONTROL IN NATIVE AND AGGREGATE MATERIALS SHALL BE TO 95% OF MAXIMUM MODIFIED PROCTOR DENSITY AT ±2% OPTIMUM MOISTURE, OR AS DIRECTED BY A SITE SPECIFIC GEOTECHNICAL EVALUATION.

6) CLEARING AND GRUBBING SHALL INCLUDE REMOVAL OF ALL TREES, LOGS, LIMBS, STUMPS, BRUSH, TRASH, ETC. TO AN OFFSITE LOCATION. TREE REMOVAL SHALL INCLUDE THE ROOTS.

7) WHERE NEW ASPHALT PAVEMENT IS TO ABUT EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW-CUT THE EDGE OF THE EXISTING ASPHALT MAT TO PROVIDE A CLEAN JOINT BETWEEN EXISTING ROADWAY AND ASPHALT PATCHES OR TIE-INS. TACK COAT SHALL BE APPLIED TO ALL ADJACENT SURFACES WHERE A TIGHT JOINT IS DESIRED.

8) ALL ASPHALT PROVIDED FOR THIS PROJECT SHALL BE A 75 GYRATION LEVEL SUPER-PAVE MIX HAVE SX GRADING AND PG 58-28 BINDER, WITH A MIX DESIGN THAT HAS BEEN APPROVED FOR MUNICIPAL PROJECTS WITHIN TWO YEARS. HOT MIX ASPHALT (HMA) SHALL BE COMPACTED TO 92% TO 96% MAXIMUM THEORETICAL DENSITY, AND SHALL HAVE PROPER GRADATION, OIL, AND VOIDS AS APPROPRIATE FOR THE MIX BEING USED.

9) THE MIX FOR ALL EXTERIOR CONCRETE SHALL BE PROPORTIONED TO OBTAIN 4,000 PSI (MIN.) AFTER 28 DAYS, CONTAIN AIR ENTRAINMENT AT 6±1% BY VOLUME, SHALL CONTAIN FIBERMESH, SHALL HAVE A SLUMP BETWEEN 2 AND 5 INCHES, AND SHALL BE GIVEN A LIGHT BROOM FINISH.

10) RIPRAP SHALL BE SOUND, ANGULAR ROCK OF THE DIMENSIONS INDICATED.

11) PROPER ARRANGEMENTS AND NOTIFICATIONS SHALL BE MADE PRIOR TO ANY BLASTING ACTIVITIES, AND WORK SHALL BE PERFORMED BY A COMPETENT AND EXPERIENCED BLASTER.

12) SUBGRADE STABILIZATION, IF REQUIRED, TYPICALLY CONSISTS OF A COMBINATION OF MUCK EXCAVATION; CLASS 2, CLASS 6, OR CLEAN AGGREGATE BASE COURSE; AND GEOTEXTILE OR GEOGRID REINFORCEMENT. THE NEED, METHOD, AND QUANTITY FOR SUBGRADE STABILIZATION WILL BE DETERMINED BY THE ENGINEER IN THE FIELD.

13) THE PHYSICAL FEATURES WITHIN THE LIMITS OF THE PROJECT HAVE BEEN SHOWN BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF DESIGN. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL FEATURES PRIOR TO BEGINNING ANY WORK.

14) THE CONTRACTOR SHALL KEEP ALL OPERATIONS WITHIN THE PROJECT LIMITS AS ESTABLISHED BY THE OWNER. THE CONTRACTOR SHALL KEEP EQUIPMENT AND MATERIALS WITHIN THESE LIMITS AND CLEAR OF THE PUBLIC ROADWAYS. CONSTRUCTION ACTIVITIES, STAGING, PARKING, OR OFF-SITE DISPOSAL SHALL NOT ENCROACH UPON PRIVATE OR PUBLIC LANDS WITHOUT WRITTEN APPROVAL FROM THE PROPERTY OWNER OR LAND MANAGEMENT AGENCY.

15) SHOULD ANY QUESTIONS ARISE OR ANY DISCREPANCIES BE NOTED IN THE PLANS, THE ENGINEER SHOULD BE CONSULTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEMS.

16) THE CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTS FROM DAMAGE DURING CONSTRUCTION OPERATIONS. ANY MONUMENTS DISTURBED BY THE CONTRACTOR SHALL BE RESET AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR AND THE ENGINEER SHALL NOTE THESE MONUMENTS IN THE FIELD PRIOR TO CONSTRUCTION.

17) ANY DAMAGE TO PUBLIC ROADWAYS SHALL BE REPAIRED IMMEDIATELY AND PRIOR TO CONTINUING OPERATIONS. DUST SHALL BE PROPERLY CONTROLLED, AND ANY MUD OR OTHER MATERIAL TRACKED OR OTHERWISE DEPOSITED ON THE ROADWAY SHALL BE REMOVED DAILY OR AS ORDERED BY THE ENGINEER.

18) ANY PAVEMENT, CURB AND GUTTER, OR SIDEWALK MATERIAL THAT IS DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION, AND IS NOT DESIGNATED FOR REMOVAL, SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

19) THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FENCING, FLAGGERS, OR OTHER DEVICES NECESSARY TO MAINTAIN A SAFE SITE IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL GUIDELINES AND STANDARDS. TRAFFIC SIGNS MAY BE REMOVED FOR THE CONVENIENCE OF THE CONTRACTOR, BUT AT NO TIME SHALL AN INTERSECTION BE LEFT IN AN UNSAFE CONFIGURATION. TEMPORARY STOP SIGNS, ETC. SHALL BE INSTALLED BY THE CONTRACTOR WHEN SUCH SIGNS ARE TO BE REMOVED FOR ANY EXTENDED PERIOD OF TIME. ANY EXISTING SIGNS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

20) DETECTABLE WARNINGS SHALL BE INCORPORATED IN CONCRETE CURB RAMPS IN THE LOCATIONS SHOWN OR AS OTHERWISE DETERMINED BY THE ENGINEER OR OWNER.

21) PAVEMENT MARKING AND SIGNS SHALL BE CONSTRUCTED WITH APPROPRIATE AND DURABLE MATERIALS IN CONFORMANCE WITH THE MUTCD (CURRENT EDITION).

22) ALL DISTURBED AREAS SHALL BE RE-VEGETATED WITH NATIVE GRASS OR AS INDICATED IN THE LANDSCAPE PLAN.

23) THE ELEVATION BASE FOR THE PROJECT IS ASSUMED.

LEGEND (For Plan Sheets)

- 85 — Existing contour, one foot interval
- Existing edge asphalt road or drive
- Existing edge gravel
- Existing property line (record data)
- Existing easement boundary
- Proposed pressure sewer line
- Proposed gravity sewer line
- Existing water line
- Proposed water line
- Proposed gas line
- Proposed telephone line
- Existing overhead electric line
- Proposed electric line
- 3+00 — Proposed reference line w/stationing
- Existing curb & gutter
- Proposed curb & gutter
- Future curb & gutter
- Proposed significant grade break
- Existing drainage
- Proposed drainage
- Existing culvert
- Proposed culvert w/end sections
- Proposed catch basin
- Existing tree
- Proposed riprap
- Sewer cleanout
- Existing sewer stub-out
- Proposed sewer lift station
- Existing water hydrant or blow-off
- Existing water stub-out
- Proposed water master meter
- Existing fire hydrant
- Water gate valve
- Existing gas stub-out
- Existing telephone pedestal
- Existing tv pedestal
- Existing electric box
- Proposed truncated dome insert
- Found property corner
- Survey control point
- RP-10 — Radius point
- 94.80 — Proposed finished grade spot elevation
- 91.30 — Proposed invert or flow line spot elevation
- -1.64% — Proposed finished grade slope
- -1.92% — Proposed invert or flow line slope

DAVIS ENGINEERING SERVICE, INC.
SINCE 1948
DAVIS ENGINEERING SERVICE, INC.
PAGOSA SPRINGS, COLORADO 81147
PHONE: (970) 264-5085
FAX: (970) 264-4151

0' 1" 2" 3"
ELEVATION BASE ASSUMED

01	07/11/16	MMD	MMD	MMD	MMD
REVISION	DATE	DRAWN BY	CHECKED BY	DESIGNED BY	CHECKED BY

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SCALE: AS NOTED
DATE: 05/05/16
DRAWN BY: MMD
CHECKED BY:
DESIGNED BY: SMS
CHECKED BY:
PRELIM.

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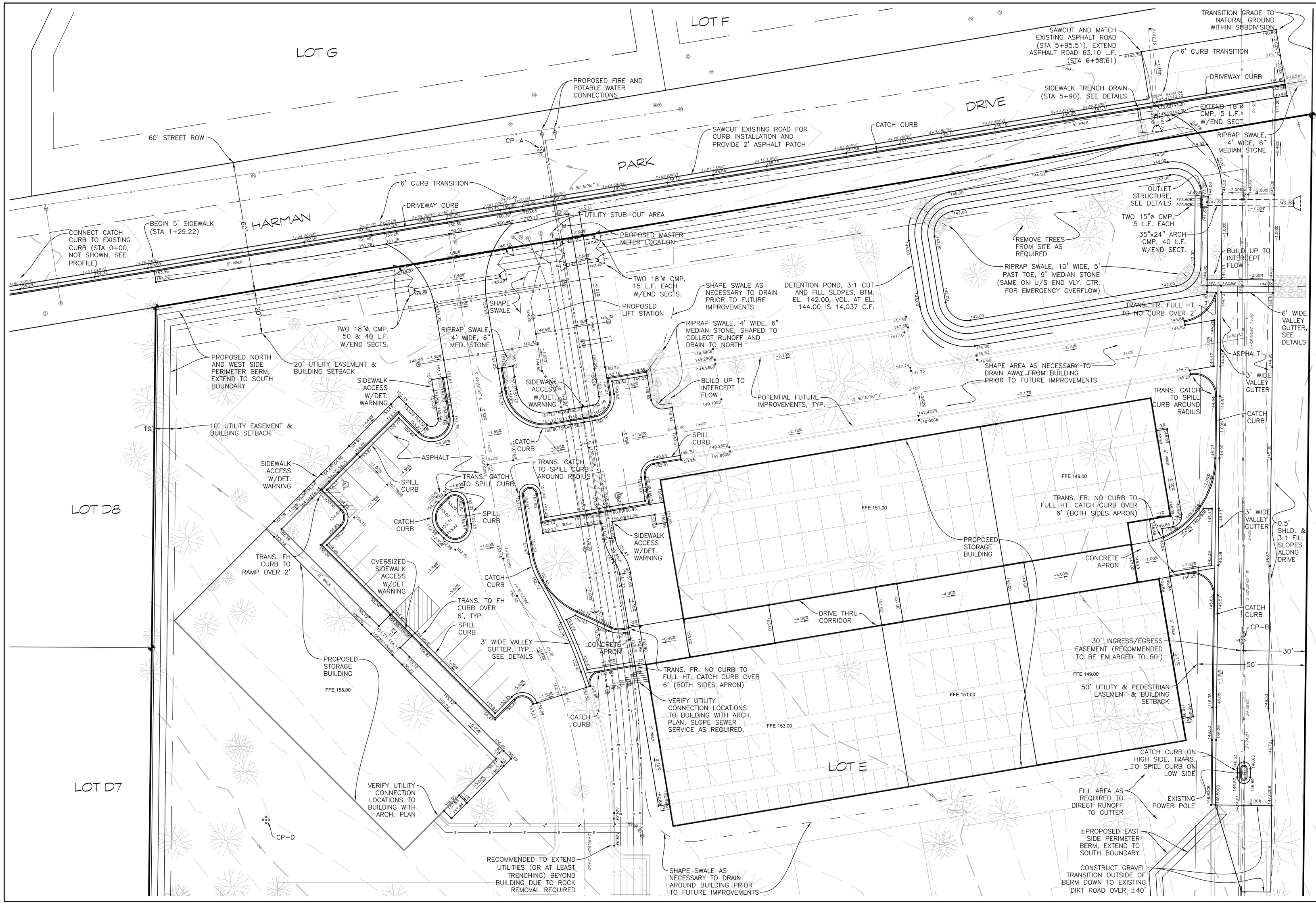
Reynolds, Ash & Associates
262 Pagosa Street, Suite 200
Pagosa Springs, CO 81147

Harman Park - Lot E
Storage Site
Initial Phase
Title Sheet

P06806



DAVIS ENGINEERING SERVICE, INC.
SINCE 1948
DES

DAVIS ENGINEERING SERVICE, INC.
DAVIS ENGINEERING SERVICE, INC.
262 PAGOSA STREET, SUITE 200
PAGOSA SPRINGS, COLORADO 81147
PHONE: (970) 264-5055
FAX: (970) 264-4101

3" 2" 1" 0'
ELEVATION BASE ASSUMED

SCALE:	1" = 20'
DATE:	05/05/16
DESIGNED:	MMD
DRAWN:	MMD
CHECKED:	SMS
PRELIM.	

REVISIONS				
01	07/11/16	MMD	MMD	

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ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE UNIFORM BUILDING CODE, LOCAL AMENDMENTS, AND ALL OTHER LOCAL, STATE AND FEDERAL CODES, LAWS, ORDINANCES, AND REGULATIONS GOVERNING THE WORK PERFORMED.

Reynolds, Ash & Associates
262 Pagosa Street, Suite 200
Pagosa Springs, CO 81147

Harman Park - Lot E
Storage Site
Initial Phase
Site Plan

P06806

Sheet 2 of 4

CULVERT TABLE

CULVERT	MATERIAL	DIAMETER	LENGTH	INVERT	NORTHING	EASTING	INV. ELEV.	END SECT.	CULVERT
1	CMP	18"	50 L.F.	U/S	2343.340	5531.583	148.87	YES	1
				D/S	2351.581	5580.899	148.12	YES	
2	CMP	18"	40 L.F.	U/S	2333.479	5538.300	148.89	YES	2
				D/S	2340.072	5577.753	148.29	YES	
3	CMP	18"	15 L.F.	U/S	2355.860	5606.507	147.72	YES	3
				D/S	2358.332	5621.301	147.42	YES	
4	CMP	18"	15 L.F.	U/S	2345.175	5608.292	147.72	YES	4
				D/S	2347.647	5623.087	147.42	YES	
5	CMP	18"	5 L.F.	U/S	2409.578	5881.008	141.77	YES	5
				D/S	2414.567	5880.677	141.70	NO	
6	CMP	15"	5 L.F.	U/S	2375.461	5896.808	141.80	NO	6
				D/S	2375.405	5901.808	141.70	NO	
7	CMP	15"	5 L.F.	U/S	2373.212	5896.783	141.80	NO	7
				D/S	2373.155	5901.783	141.70	NO	
8	CMP	35"x24"	40 L.F.	U/S	2374.252	5904.295	141.50	NO	8
				D/S	2373.802	5944.293	140.90	YES	

RADIUS POINT TABLE

RADIUS POINT	NORTHING	EASTING	NOTES
RP-20	2318.625	5508.339	40' TO EDGE ASPHALT
RP-21	2335.523	5610.957	40' TO EDGE ASPHALT
RP-22	2378.401	5871.340	40' TO EDGE ASPHALT
RP-23	2329.551	5793.398	10' TO TOE POND SLOPE
RP-24	2360.128	5788.289	10' TO TOE POND SLOPE
RP-25	2376.926	5888.824	10' TO TOE POND SLOPE
RP-26	2345.437	5888.470	10' TO TOE POND SLOPE
RP-27	2283.708	5652.527	5' TO EDGE ASPHALT
RP-28	2221.679	5645.656	15' & 20' TO EDGE SIDEWALK
RP-29	2199.912	5618.248	15' & 20' TO EDGE SIDEWALK

CONCRETE OUTLET STRUCTURE TABLE

TOP BOX EL.	INV. BOX EL.	BTM. BOX EL.	CORNER	NORTHING	EASTING
144.00	141.50	141.00	N.W.	2376.786	5901.323
			N.E.	2376.746	5904.823

TBC LINE TABLE

LINE	BEARING	DISTANCE
L1	S 09°29'10" E	11.00'
L2	N 80°30'50" E	20.46'
L3	N 09°29'10" W	8.00'
L4	N 80°30'50" E	18.50'
L5	S 09°29'10" E	18.28'
L6	N 45°00'00" W	13.28'
L7	S 45°00'00" W	51.00'
L8	S 45°00'00" E	13.00'
L9	S 45°00'00" W	13.00'
L10	S 45°00'00" E	114.00'
L11	N 45°00'00" E	12.81'
L12	S 80°30'50" W	12.50'
L13	S 09°29'10" E	13.00'
L14	S 80°30'50" W	51.00'
L15	N 09°29'10" W	13.52'
L16	S 09°29'10" E	27.02'
L17	S 65°27'41" E	16.80'
L18	N 80°30'50" E	2.57'
L19	S 09°29'10" E	10.15'
L20	N 45°00'00" W	3.39'
L21	N 45°00'00" E	4.62'
L22	S 80°30'50" W	16.88'
L23	S 00°38'42" W	28.72'
L24	N 80°30'50" E	8.52'
L25	S 00°38'42" W	96.84'
L26	S 00°38'42" W	4.00'
L27	N 00°38'42" E	4.00'

SURVEY CONTROL COORDINATES

DESCRIPTION	NORTHING	EASTING	ELEVATION
CP-A	2398.242	5596.820	150.00
CP-B	2171.838	5920.384	143.23
CP-C	1932.809	5676.593	154.442
CP-D	2088.898	5469.641	159.09
HARMAN PARK DR. LIP GTR. 0+00	2323.248	5290.240	±157.42
GRAVITY SWR. MAIN 1 0+00 (CL LS)	2321.323	5593.699	----
GRAVITY SEWER LATERAL 1 0+00	2313.432	5594.326	----
GRAVITY SEWER LATERAL 2 0+00	2308.500	5595.150	----
GRAVITY SEWER LATERAL 3 0+00	2150.549	5627.034	----
FIRE WATER MAIN 1 0+00	2407.547	5596.850	----
FIRE WATER LATERAL 1 0+00	2336.125	5608.784	----
FIRE WATER LATERAL 2 0+00	2309.527	5613.228	----
FIRE WATER LATERAL 3 0+00	2155.983	5638.461	----
FIRE WATER LATERAL 4 0+00	2086.071	5642.466	----
CURB 1 TBC 0+00	2297.739	5578.744	----
CURB 2 TBC 0+00	2293.125	5551.126	----
CURB 3 TBC 0+00	2255.270	5661.334	----
CURB 4 TBC 0+00	2237.509	5554.008	----
CURB 5 TBC 0+00	2159.972	5640.129	----
CURB 6 TBC 0+00	2319.468	5893.844	----
CURB 7 TBC 0+00	2294.588	5896.639	----
CURB 8 TBC 0+00	2201.257	5887.204	----
CURB 9 TBC 0+00	2112.670	5922.352	----
VALLEY GUTTER 1 FLOWLINE 0+00	2199.264	5597.183	----
VALLEY GUTTER 2 FLOWLINE 0+00	2335.678	5904.361	----
VALLEY GUTTER 3 FLOWLINE 0+00	2335.621	5909.361	----
VALLEY GUTTER 4 FLOWLINE 0+00	2255.884	5908.463	----
DRIVE CENTERLINE REF. 1 0+00	2359.623	5554.209	----
DRIVE CENTERLINE REF. 2 0+00	2253.020	5572.022	----
DRIVE CENTERLINE REF. 3 0+00	2420.487	5923.817	----

NOTES:

1) SURVEY CONTROL HORIZONTAL AND VERTICAL POSITIONS SHALL BE VERIFIED PRIOR TO CONSTRUCTION.

2) MINOR DISCREPANCIES IN ELEVATIONS AND/OR SLOPES MAY SHOW DUE TO ROUNDING.

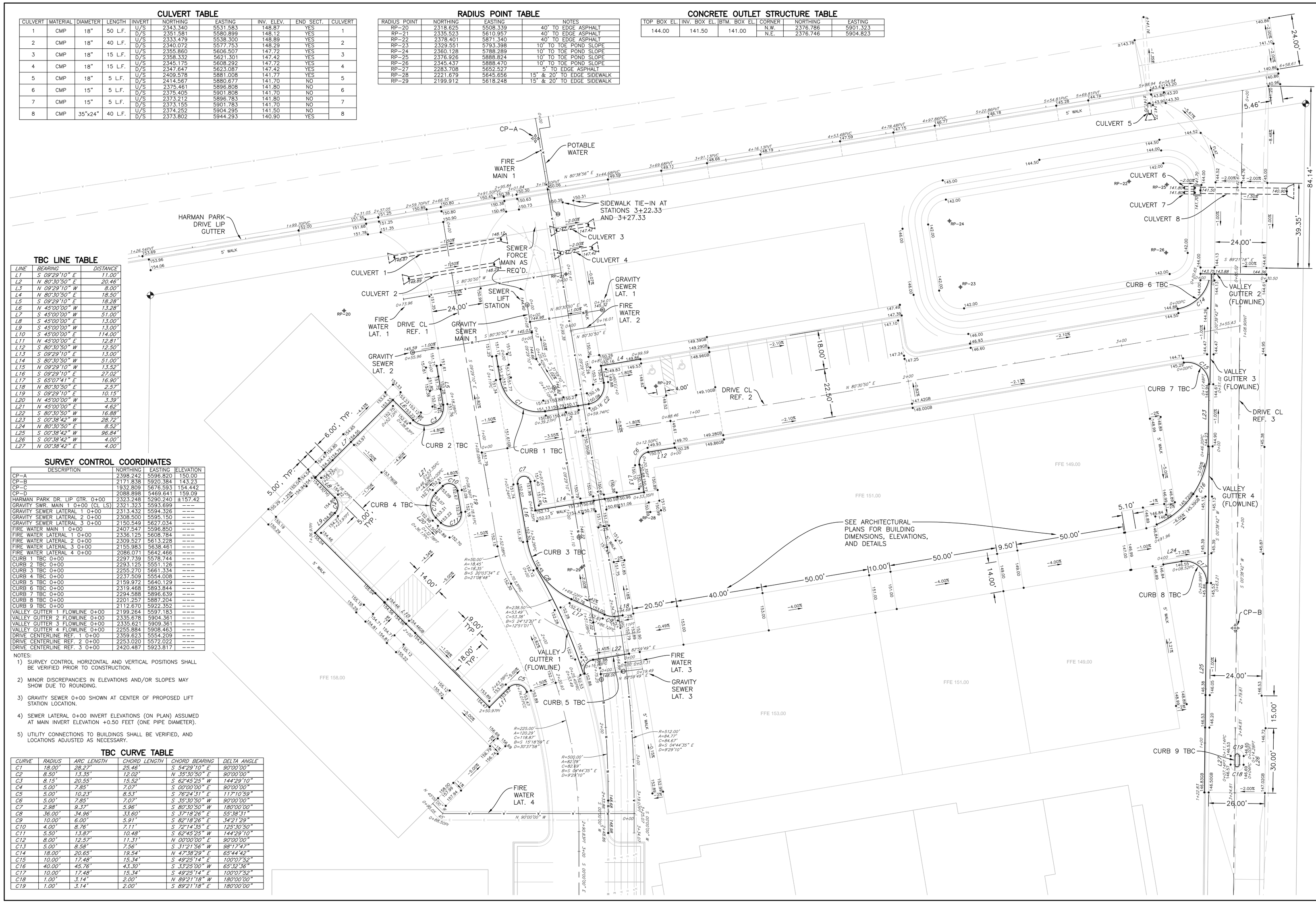
3) GRAVITY SEWER 0+00 SHOWN AT CENTER OF PROPOSED LIFT STATION LOCATION.

4) SEWER LATERAL 0+00 INVERT ELEVATIONS (ON PLAN) ASSUMED AT MAIN INVERT ELEVATION +0.50 FEET (ONE PIPE DIAMETER).

5) UTILITY CONNECTIONS TO BUILDINGS SHALL BE VERIFIED, AND LOCATIONS ADJUSTED AS NECESSARY.

TBC CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	18.00'	28.27'	25.46'	S 64°29'10" E	90°00'00"
C2	8.50'	13.35'	12.02'	N 35°30'50" E	90°00'00"
C3	8.15'	20.55'	15.52'	N 62°45'25" W	144°29'10"
C4	5.00'	7.85'	7.07'	S 00°00'00" E	90°00'00"
C5	5.00'	10.23'	8.53'	S 76°24'31" E	117°10'59"
C6	5.00'	7.85'	7.07'	S 35°30'50" W	90°00'00"
C7	2.98'	9.37'	5.96'	S 80°30'50" W	180°00'00"
C8	36.00'	34.96'	33.60'	S 37°18'26" E	55°38'31"
C9	10.00'	6.00'	5.91'	S 82°18'26" E	34°21'29"
C10	4.00'	8.76'	7.11'	S 72°14'35" E	125°30'50"
C11	5.50'	13.87'	10.48'	S 62°45'25" W	144°29'10"
C12	8.00'	12.57'	11.31'	N 00°00'00" E	90°00'00"
C13	5.00'	8.58'	7.56'	S 31°21'56" W	98°17'47"
C14	18.00'	20.65'	19.54'	N 47°38'29" E	65°44'42"
C15	10.00'	17.48'	15.34'	S 49°25'14" E	100°07'52"
C16	40.00'	45.76'	43.30'	S 33°25'00" W	65°32'36"
C17	10.00'	17.48'	15.34'	S 49°25'14" E	100°07'52"
C18	1.00'	3.14'	2.00'	N 89°21'18" W	180°00'00"
C19	1.00'	3.14'	2.00'	S 89°21'18" E	180°00'00"



DAVIS ENGINEERING SERVICE, INC.
SINCE 1948
DES

DAVIS ENGINEERING SERVICE, INC.
262 PAGOSA STREET, SUITE 200
PAGOSA SPRINGS, COLORADO 81147
PHONE: (970) 264-5055
FAX: (970) 264-4101

3" 2" 1" 0'
ELEVATION BASE ASSUMED

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SCALE	1" = 20'	
DATE	05/05/16	
DESIGNED	MMD	
DRAWN	MMD	
CHECKED	SMS	
APPROVED	PRELIM.	

REVISION	DATE	BY
01	07/11/16	MMD
		MMD

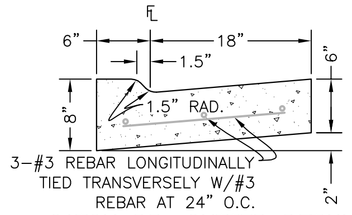
ALL CONTRACTORS, SUBCONTRACTORS AND VENDORS MUST VERIFY ALL DIMENSIONS, DESIGN, ELEVATIONS, SITE CONDITIONS, ETC. PRIOR TO THE COMMENCEMENT OF WORK. ANY DISCREPANCIES MUST BE REPORTED IMMEDIATELY TO DAVIS ENGINEERING SERVICE, INC.

Reynolds, Ash & Associates
262 Pagosa Street, Suite 200
Pagosa Springs, CO 81147

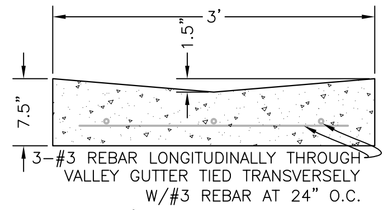
Harman Park - Lot E
Storage Site
Initial Phase
Survey Control

P06806

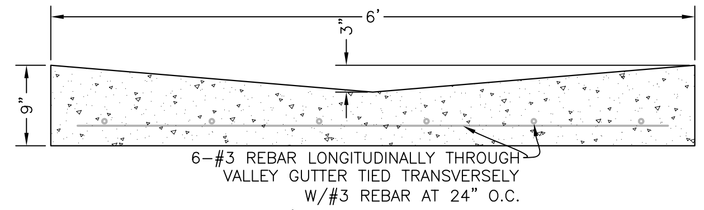
Sheet 3 of 4



CATCH DR. GUTTER DETAIL
(6" CURB, 18" PAN)
SCALE: 1" = 1'

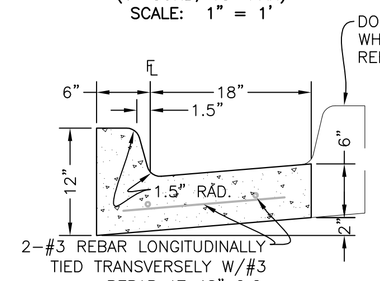


TYPICAL 3' VALLEY GUTTER DETAIL
(3' WIDE, 1.5" VALLEY)
SCALE: 1" = 1'

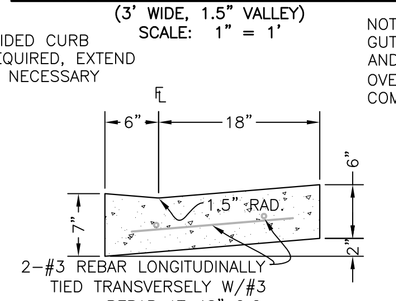


TYPICAL 6' VALLEY GUTTER DETAIL
(6' WIDE, 3" VALLEY)
SCALE: 1" = 1'

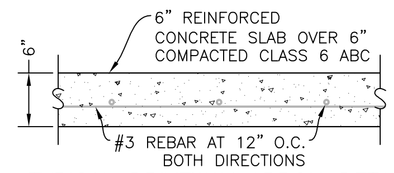
NOTE: ALL CURB & GUTTER, VALLEY GUTTER. AND DRIVEWAY APRON OVER MINIMUM OF 6" COMPACTED CL. 6 ABC.



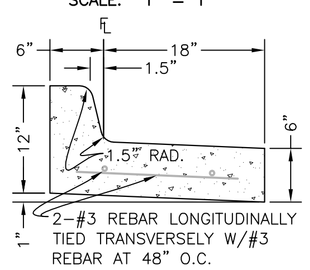
CATCH CURB AND GUTTER DETAIL
(6" CURB, 18" PAN)
SCALE: 1" = 1'



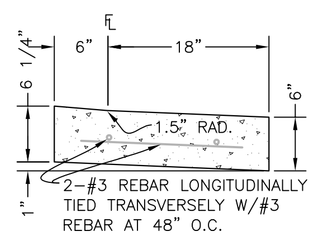
CATCH CURB ACCESS RAMP DETAIL
(6" CURB, 18" PAN)
SCALE: 1" = 1'



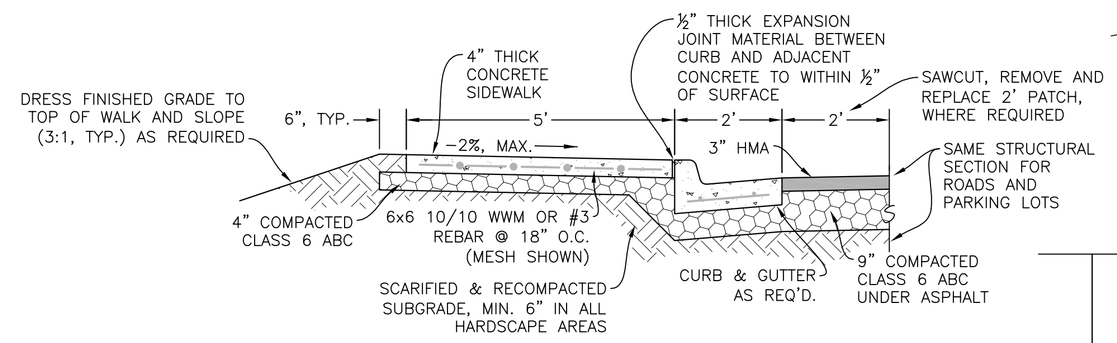
TYPICAL DRIVEWAY APRON DETAIL
(FOR ALL DRIVEWAY SLABS ADJACENT TO BUILDING AND IN SIDEWALKS ADJACENT TO DRIVEWAY CURB TO TOP OF TRANSITION TO FULL HEIGHT CURB)
SCALE: 1" = 1'



SPILL CURB AND GUTTER DETAIL
(6" CURB, 18" PAN)
SCALE: 1" = 1'

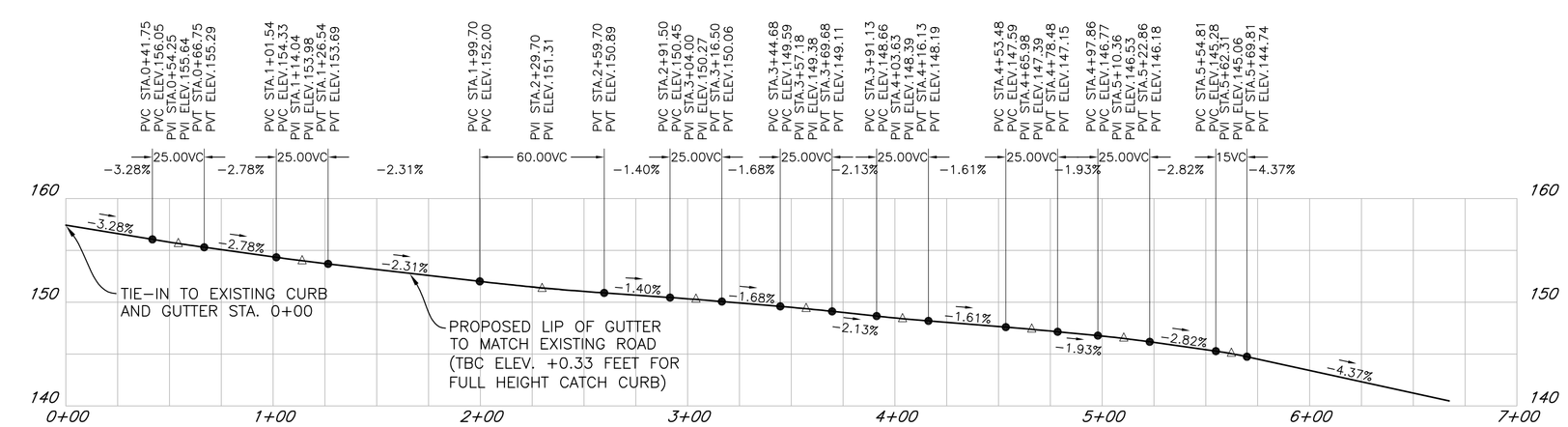


SPILL CURB ACCESS RAMP DETAIL
(6" CURB, 18" PAN)
SCALE: 1" = 1'

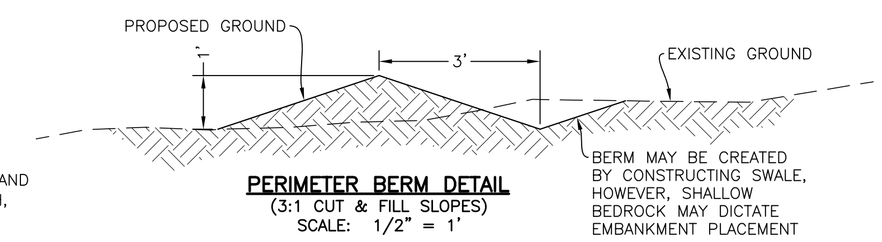


SIDEWALK, CURB & PARKING LOT/STREET TYPICAL DETAIL
SCALE: 1/2" = 1'

SIDEWALK/DRIVEWAY APRON NOTES:
1. INDIVIDUAL TRUNCATED DOME INSERTS SHALL BE 2' LONG WITH THE WIDTH TO WITHIN 6" OF THE EDGE OF EACH SIDE OF THE RAMP WIDTH, INSTALLED IN THE LOCATIONS INDICATED. INSERTS SHALL BE CAST IRON FOR PUBLIC IMPROVEMENTS, AND MAY BE FIBERGLASS OR OTHER MATERIAL AND COLOR (AS DETERMINED BY THE ARCHITECT) WHERE INDICATED FOR THE PRIVATE IMPROVEMENTS.
2. TRUNCATED DOME INSERTS MAY BE INSTALLED AGAINST THE BACK OF CURB WHERE FLUSH FOR THE ENTIRE LENGTH, OTHERWISE, SHALL HAVE A MINIMUM OF 2" AND MAXIMUM OF 6" BETWEEN THE INSERT AND THE BACK OF CURB. INSERTS SHALL BE INSTALLED TO ALIGN WITH THE WALKWAYS, NOT NECESSARILY THE CURBS.
3. DRIVEWAY APRONS IN SIDEWALKS SHALL HAVE A MAXIMUM 2% CROSS SLOPE, SHALL HAVE CONCRETE AND GRAVEL THICKNESS AS SHOWN IN THE DRIVEWAY SLAB DETAIL, AND SHALL BE PLACED FOR THE EXTENT OF THE DRIVEWAY CURB UP TO THE ENDS OF THE TRANSITIONS TO FULL HEIGHT CURB.

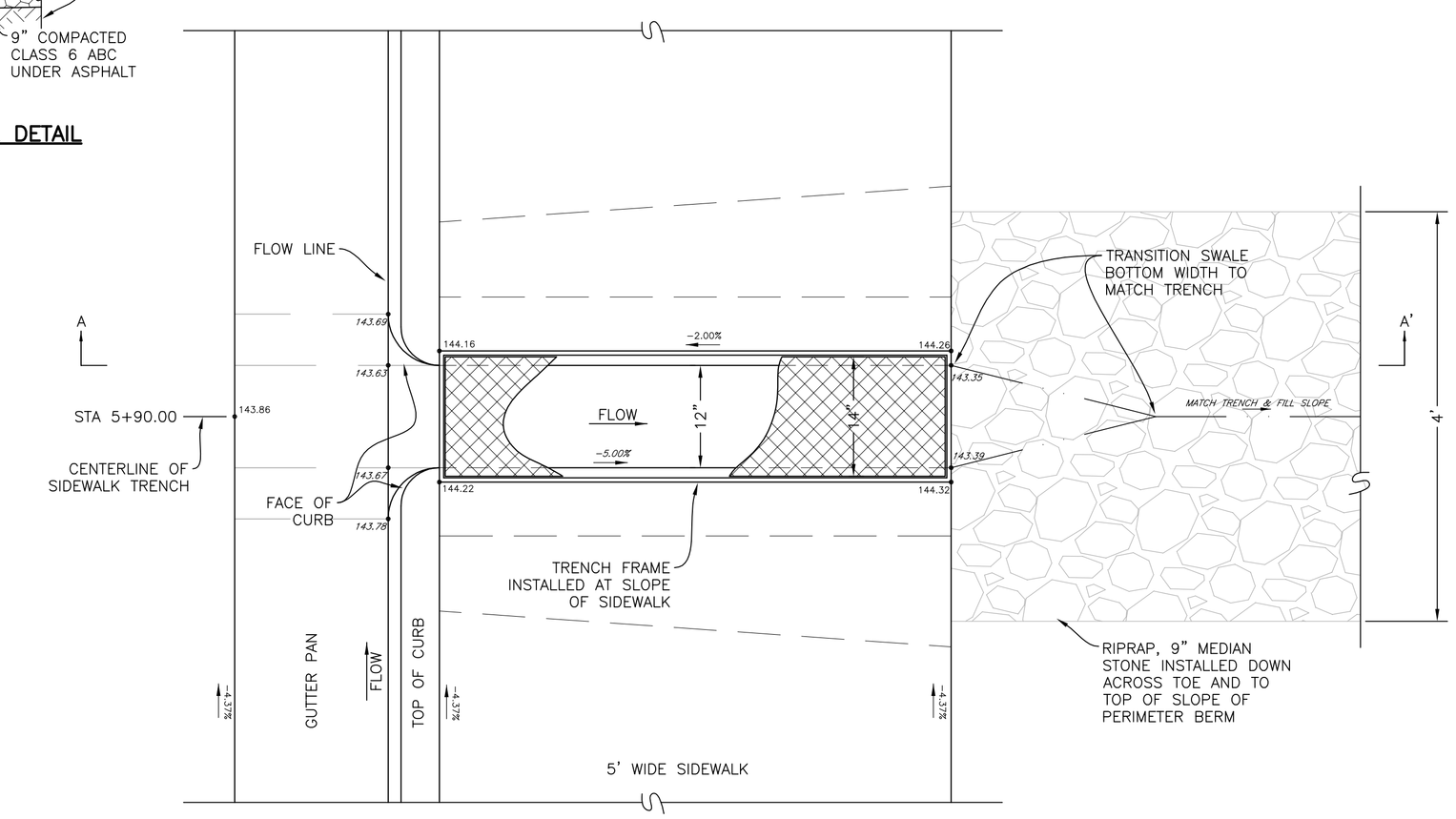


HARMAN PARK DRIVE LIP OF GUTTER PROFILE
HZ. SCALE: 1" = 50'
VT. SCALE: 1" = 10'

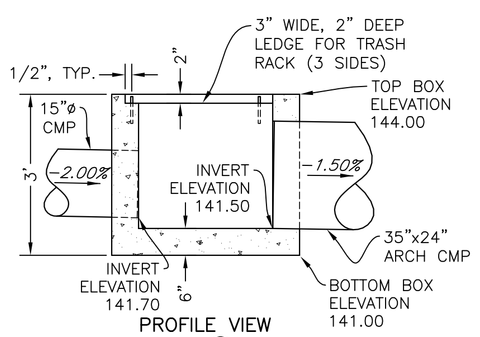


PERIMETER BERM DETAIL
(3:1 CUT & FILL SLOPES)
SCALE: 1/2" = 1'

PERIMETER BERM NOTES:
1. IT IS THE INTENT OF THE PERIMETER BERMS TO DIRECT OFFSITE RUNOFF TO THE ROADSIDE DITCH AND AROUND THE SITE AND ONSITE RUNOFF TO THE SITE DETENTION POND. POSITIVE DRAINAGE SHALL BE ESTABLISHED ALONG THE BERMS AS REQUIRED.
2. PERIMETER BERMS AND ALL ADJACENT DISTURBED AREAS SHALL BE RE-VEGETATED WITH NATIVE GRASSES.
3. SLIGHT DEVIATIONS IN THE BERM ALIGNMENTS TO AVOID EXISTING TREES NOT SLATED FOR REMOVAL IN THIS PHASE OF THE PROJECT IS ANTICIPATED.
4. BERMS SHALL BE ADEQUATELY SHAPED AND COMPACTED (SUCH AS WHEEL ROLLING WITH EQUIPMENT) TO BE STABLE AND RESIST EROSION, BUT NOT SO MUCH AS TO RETARD RE-VEGETATION.

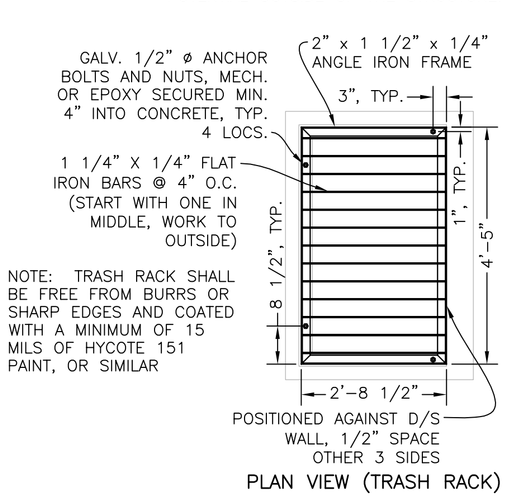


PLAN VIEW



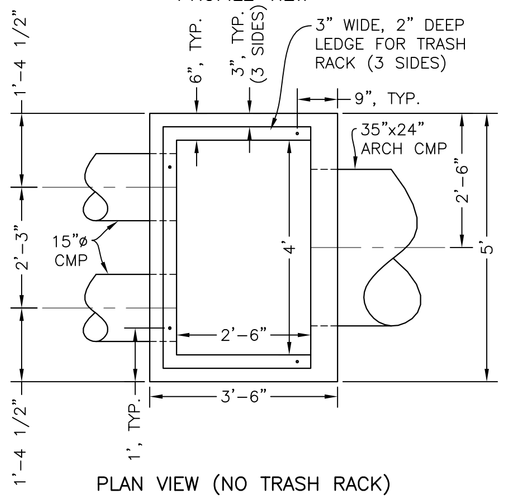
PROFILE VIEW

NOTE: OUTLET STRUCTURE SHALL BE REINFORCED WITH #4 REBAR @ 12" O.C. BOTH DIRECTIONS WITH CLOSED #4 HOOPS AROUND PIPE PENETRATIONS. IF STRUCTURE IS PRECAST, ALL PIPE PENETRATIONS, LIFTER HOLES, ETC. SHALL BE SEALED WITH NON-SHRINK GROUT TO MINIMIZE PIPING POTENTIAL OUTSIDE OF THE STRUCTURE.



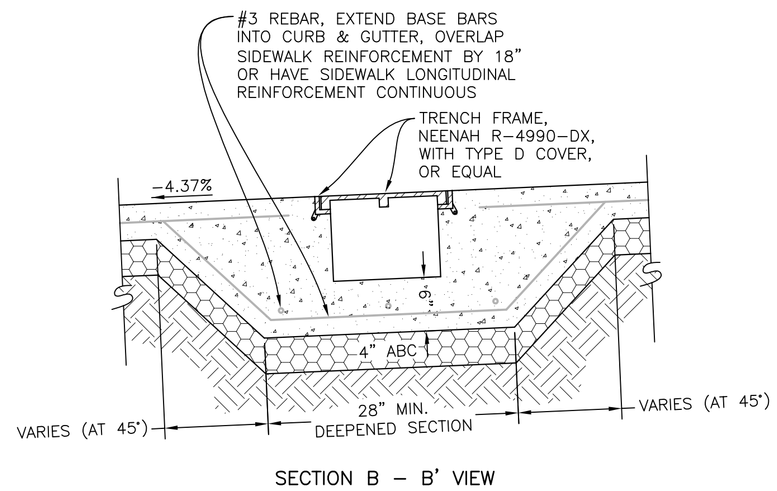
PLAN VIEW (TRASH RACK)

NOTE: TRASH RACK SHALL BE FREE FROM BURRS OR SHARP EDGES AND COATED WITH A MINIMUM OF 15 MILS OF HYCOTE 151 PAINT, OR SIMILAR

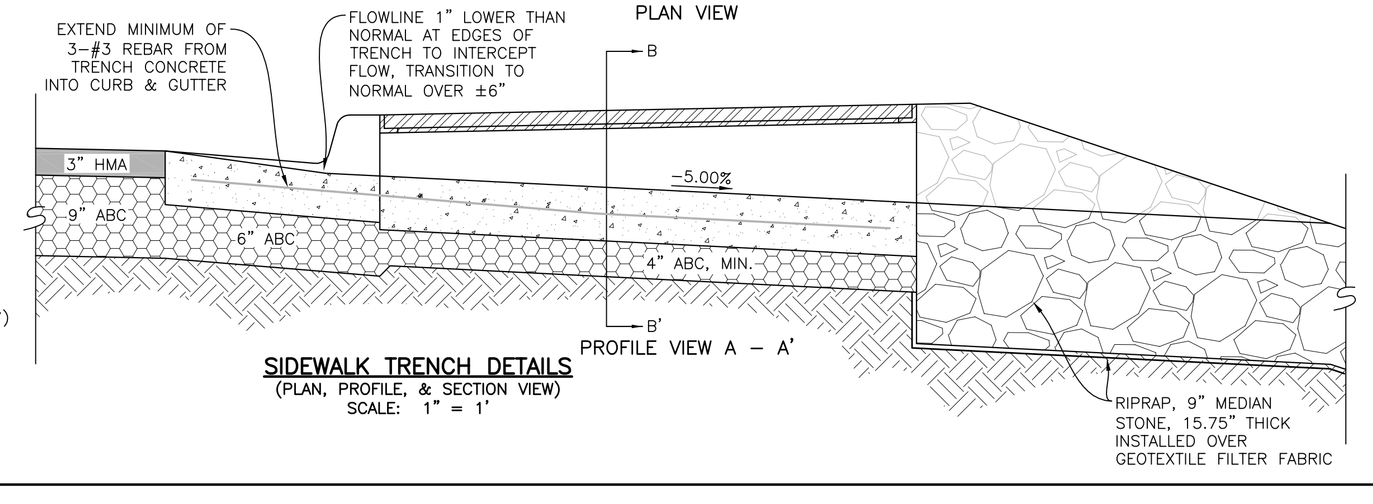


PLAN VIEW (NO TRASH RACK)

DETENTION POND OUTLET STRUCTURE DETAILS
(PLAN & PROFILE VIEW)
SCALE: 1/2" = 1'



SECTION B – B' VIEW



PROFILE VIEW A – A'

SIDEWALK TRENCH DETAILS
(PLAN, PROFILE, & SECTION VIEW)
SCALE: 1" = 1'

DAVIS ENGINEERING SERVICE, INC.
SINCE 1948
DES

DAVIS ENGINEERING SERVICE, INC.
1000 WEST CAMPO ROAD
PAGOSA SPRINGS, COLORADO 81147
PHONE: (970) 264-5055
FAX: (970) 264-4151

0' 1" 2" 3"
ELEVATION BASE ASSUMED

SCALE	AS NOTED	DATE	05/05/16
DESIGNED	MMD	DRAWN	MMD
CHECKED	SMS	APPROVED	PRELIM.

REVISIONS			
01	07/11/16	MMD	MMD

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Reynolds, Ash & Associates
262 Pagosa Street, Suite 200
Pagosa Springs, CO 81147

Harman Park - Lot E
Storage Site
Initial Phase
Construction Details

P06806

Sheet 4 of 4

VI. Planning Commission:

A. Conditional Use Permit for 24 and 66 Red Ryder Court to Allow the Construction and Operation of an Indoor Climate Controlled Mini Storage Business.

Project Locations:	24 and 66 Red Ryder Court within the Harman Park Commercial Subdivision
Property Zoning:	Mixed Use Corridor (MU-C).
Nearby Land Use/Zoning:	East: MU-C, within Harman Park West: MU-C, within Harman Park South: County, Agricultural Estate, Alpha Rock Ridge subdivision. North: MU-C, within Harman Park
Property Owner:	Glacier Bank
Applicants:	Mr. Kelly Dunn
Relative LUDC section:	LUDC section 2.4.4., Conditional Use Permits
Planning Commission Action:	Consider application for Condition Use Permit to allow the development and operation of a proposed indoor climate controlled mini-storage business. The PC's determination could be Approval, Approval with contingencies or Denial.

BACKGROUND

On July 11, 2016 the Planning Department received an application for a Condition Use Permit (CUP), for the construction and operation of a proposed indoor climate controlled mini-storage business to be located at 24 and 66 Red Ryder Court. The applicant is seeking approval prior to the investment for design, engineering services and purchasing the subject property to ensure the proposed development and business will be allowed at this location.

The Planning Commission will be considering either:

1) Approval of the proposed development and business.
2) Approval of the proposed development and business with contingencies.
3) Denial of the proposed development and business.

If approved, the applicant will be required to submit an application for Major Design Review for the Design Review Boards consideration at a Public Hearing within one year of CUP approval.

Definition for the Mixed Use Corridor (MU-C) district:

The MU-C district is intended to allow for the vertical or horizontal mixing of uses, including some high-density residential, along major highways. Commercial uses are appropriate, including retail, offices, hotels, and tourism-related businesses. The district is intended to promote gradual development and redevelopment of existing commercial corridors to become more vibrant and attractive mixed-use areas that also contain some housing, offices, and light trade.

LUDC section 2.4.4 outlines the process and considerations for a Conditional Use Permit (CUP).

Please see attached LUDC section 2.4.4 Steps 1-11 for full explanation.

2.4.4. CONDITIONAL USE PERMITS

A. Purpose

This Section provides a discretionary approval process for conditional uses, which have unique or widely varying operating characteristics or unusual site development features. The procedure encourages public review and evaluation of a use's operating characteristics and site development features and is intended to ensure that proposed conditional uses will not have a significant adverse impact on surrounding uses or on the community-at-large. Specific conditional uses allowed in each zone district are listed in Table 4.1-1, *Table of Allowed Uses*.

B. Relationship to Design Review Requirements

1. Coordination with Design Review

If design review is necessary for the proposed conditional use, then the development plan and the conditional use applications shall be processed concurrently. In such cases, the Planning Commission shall be the final decision-making entity for both the development plan and the conditional use. The Planning Commission shall render separate decisions on the applications based on the applicable approval criteria in this Section 2.4.4. (for the conditional use) and Section 2.4.6. (for the development plan).

2. **Lapse of Conditional Use Approval Upon Design Review Expiration**

If design review is necessary for the proposed conditional use, the approval of the conditional use shall be conditioned on the design review approval. Accordingly, the approval of any conditional use shall lapse and become null and void upon the expiration of the approved development plan, unless otherwise restricted by the Town.

C. Procedure

Figure 2.4-9 shows the steps of the common development review procedures that apply in the review of applications for conditional use permits. The common procedures are described in Section 2.3. Specific additions and modifications to the common review procedures are identified below.

Step 8: Town Issues Decision/Findings

A. Approval Criteria

The Director or the Planning Commission may approve a proposed conditional use that meets all of the following criteria:

i. The proposed use is consistent with the Comprehensive Plan and all applicable provisions of this Land Use Code and applicable state and federal regulations;

ii. The proposed use is consistent with the purpose and intent of the zoning district in which it is located and any applicable use-specific standards in Article 4 of this Land Use Code;

iii. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (such as, but not limited to, hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);

iv. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable; and

v. Facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development; and

vi. Adequate assurances of continuing maintenance have been provided.

B. Subsequent Ownership

Successors and/or assigns of the person(s) who originally obtained conditional use permits may make use of the land or structures covered under the issued permits and must abide by all the terms and conditions of the permits, unless otherwise stipulated in the approval process. Successors and/or assigns of an issued permit must change the names on the original permit and have a letter of acknowledgment signed, filed with the Director, and recorded by the subject property owner.

ANALYSIS

LUDC Section 2.4.4 sets forth approval criteria for CUP applications. Following are the approval criteria and staff's observations and recommendations under each criteria.

Step 8: Town Issues Decision/Findings

A. Approval Criteria

The Director or the Planning Commission may approve a proposed conditional use that meets ALL of the following criteria:

i. The proposed use is consistent with the Comprehensive Plan and all applicable provisions of this Land Use Code and applicable state and federal regulations;

Staff Comments: The proposed Indoor Climate Controlled Mini-Storage development and business is located in the MU-C district, in a previously approved commercial subdivision. The LUDC zoning map was adopted under guidance from the Comprehensive Plan, thus is consistent with the intent of the Comprehensive Plan. If approved, the applicant shall submit an application for major design review for the Design Review Board's consideration to ensure compliance with site and building design criteria as set forth in the LUDC.

ii. The proposed use is consistent with the purpose and intent of the zoning district in which it is located and any applicable use-specific standards in Article 4 of this Land Use Code;

Staff Comments: *"Article 4 and the table of allowed uses"* indicates Mini-Storage under the industrial uses category as an allowable use with an approved CUP in the MU-C district. Given the proposed indoor nature of this mini-storage facility, there should be minimal impacts to the surrounding properties.

The plan to use a portion of the indoor space prior to phase two completion as a Gym, indoor tennis/pickle ball court, which are considered allowable uses by right in the MU-C district. The use specific site design criteria are essentially the same for both of the proposed uses and shall be considered during major design review.

iii. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (such as, but not limited to, hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);

Staff Comments: With the exception of customers parking to access the office or their indoor storage space, the mini-storage will contain most all activities indoors. Many times these type of establishments accumulate items that are not associated with the business. Staff would recommend addressing this in the PC's Approval contingencies. Site improvements require a Major Design Review Application to be considered by the Design Review Board for compliance with the LUDC regarding exterior lighting, landscaping, driveway and parking, building design and appearance, site drainage, ect…

iv. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable; and

Staff Comments: The majority of all activity on the property will occur indoors, thus, adverse impacts are not anticipated. Site improvements require a Major Design Review Application and specific mitigations can be considered at that time.

v. **Facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development; and**

Staff Comments: All public utilities are available in the Harman Park Subdivision. The project site is within the Town's jurisdiction and police service area as well as the Pagosa Fire District boundaries. The utility and services demands of the proposed project can be accommodate with the current availability while maintaining adequate levels of service. The applicant is required to provide evidence of all utilities servicing the new development in the major design review application.

The roads within the Harman Park subdivision have not yet been accepted by the Town and are currently privately owned and maintained by the Subdivisions Owners Association.

The Sanitation system is privately owned by the Subdivision Owners Association and transfers into the Pagosa Springs Sanitation General Improvement District (PSSGID) infrastructure.

vi. **Adequate assurances of continuing maintenance have been provided.**

Staff Comments: Staff recommends that language is included in the approval contingencies to ensure site maintenance is ongoing as a contingency for allowing the development and continued operation of this business at this location.

ATTACHMENTS

~ Letter of explanation from the Applicant
~ Lots Location Map

PUBLIC NOTICE

Public notification is required for this public hearing agenda item. Public notification was conducted for the July 26, 2016 Planning Commission public hearing to consider the CUP application as follows:

Public notification was provided as follows:

1) Public notice was posted on the subject property on July 11, 2016.
2) Public notice was posted at Town Hall on July 11, 2016.
3) Public notice was published in the Pagosa Springs Sun newspaper
   In the too late to classify section on July 14, 2016 and in the Public Notice section on July 21, 2016.
4) Public noticed mailed to property owners within 300 feet of the property on July 11, 2016.

ACTION	The Town Planning Director recommends the Planning Commission consider the CUP application submitted, materials submitted with the application, the Staff Report and all testimony/evidence received at the public hearing. Below are 2 alternative actions for the PC's consideration only, as the PC is not limited to these recommendations. 1) APPROVE a Conditional Use Permit for 24 and 66 Red Ryder Court to Allow the Development and Operation of an Indoor Climate Controlled Mini-Storage Business, with the following conditions…… **a.** The Applicant shall submit a Major Design Review application in compliance with the development criteria set forth in the Land Use Development Code section 2.4.6.E. **b.** The applicant shall submit a building permit application within 6 months or renew the CUP Application. **c.** Noise, odors and the visual condition of the site shall be monitored and regularly maintained in a manner to prevent adverse impacts to surrounding properties. **d.** The business shall ensure that all overhead/storage doors remain closed unless under current use. **e.** Other Contingencies as determined by the Planning Commission…. 2) DENY a Conditional Use Permit for 24 and 66 Red Ryder Court to Allow the Development and Operation of an Indoor Conditioned Space Mini-Storage.

July 10, 2016

James Dickhoff
Pagosa Springs Town Planner
P.O. Box 1859
Pagosa Springs, Colorado 81147

Mr. Dickhoff,

RE: Conditional Use Permit for 24 and 66 Ryder Court from Kelly Dunn.

Thank you for the help you have been in providing information about the city and site requirements.

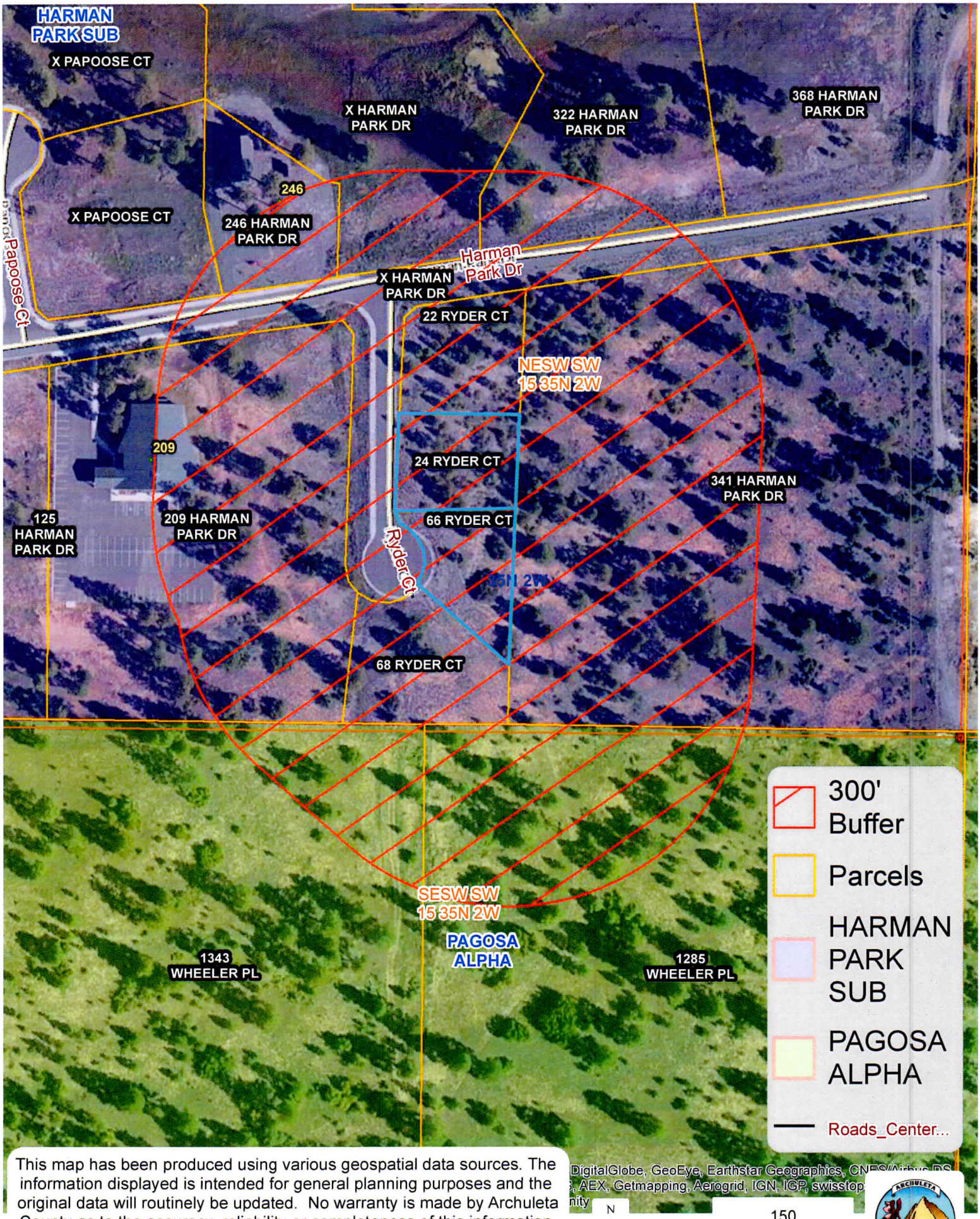
Our plan for the property is Climate Controlled Mini-Storage. Climate controlled storage requires that the temperature for the facility be maintained between 50 and 85 degrees and a constant humidity level. The plan is to build a 24 foot tall clear span building and then construct the indoor units using the Janus International Hallway system. There will only be at most two entrances for customers, we will have at least two additional emergency exits.

The building will be brought up to subdivision guidelines by using outside design that relies on outside porches and design features that correspond with the present design of the buildings in the subdivision. The design features will be consistent with those established for 341 Harman Park for Pagosa Climate Controlled Storage.

Should you have any additional questions or suggestions I can be reached at 575-932-9373 or at kellyodunn@mac.com.

Sincerely,

Kelly O. Dunn



This map has been produced using various geospatial data sources. The information displayed is intended for general planning purposes and the original data will routinely be updated. No warranty is made by Archuleta County as to the accuracy, reliability or completeness of this information. Consult actual legal documentation and/or the original data source for accurate descriptions of locations displayed herein.

IX. Reports and Comments:

A. Planning Director Report –

Historic Preservation Board (HPB) Update

1) In recognition of the Town's 125th anniversary, the HPB has coordinated hosting several performances by regional talent to represent the multi -cultural collection of the people who are a part of the fabric of the area, at this year's Archuleta County Fair, August 5, 6 and 7th, including:

   Jicarilla Junior High Drummers from Dulce, NM
   (Students perform traditional drumming representing the Jicarilla Apache Nation heritage).
   4 performances: Friday 8/5/16 11AM –Noon and 3-4PM
   Saturday 8/6/16 - 1-2PM and Sunday 8/7/16 – 1-2PM

   Semillas del la Tierra (Adams State University sponsored Spanish dancers in beautiful colorful costumes).
   2 performances: Friday night August 6th, 8-9PM and Saturday August 7th 11AM-Noon

   Variety Express (Old Time Rock, Spanish Traditional, Cumbia, Ranchera, Country Western & Pop music).
   1 Friday night performance August 6, 2016 with a 9PM start and 12:30AM finish.

   Colorado Thunder (Performing traditional Country Western music, playing Merle, Johnny, Waylon etc).
   1 Saturday Night August 6, 2016 at 4H Chuck Wagon 4:30 Start

   Centennial Ranch Owner Recognition: 6 Centennial Ranch owners will be recognized by the HPB during the chuck wagon dinner. Owners will be present a Commemorative Coffee Mug Set.
   Saturday Night August 6, 2016 at 4H Chuck Wagon 4:30 Start

   The HPB is also looking at an informational manned booth and displays.

2) The HPB completed its Historic District Sandwich Board Sign survey review and has developed a recommendation for Town Council' s consideration, which may be heard by Town Council on August 2, 2016. The HPB would also like the TC to comment on how they would like to handle sidewalk displays including magazine/newspaper stands.

3) The HPB has been reviewing a web page format developed by Rachel Novak, and have provide direction to staff for information for inclusion. The site will be populated with information about the HPB and Historic Preservation in the near future.

4) The HPB has developed a recommendation for Town Councils consideration regarding the response from the High School art department and participation in a student Mural on Main project, which may be heard by Town Council on August 2, 2016.

5) The HPB has designated a sub-committee to coordinate a public work session regarding the Water Works Facility and possible re-purposing of the property. The information collected will be presented to Town Council for inclusion into the 2016 Comprehensive Plan Update.

6) The Movie Series "Into the West" showed at the liberty Theater as part of the HPB Historic Preservation Month activities. The 6-part series were free and attendance was excellent with 40 - 60 in attendance at each showing.

7) The HPB has expressed that the Town needs to be a larger part of the Courthouse Discussions. The Town Council had recently expressed interest in a BoCC work session to discuss the future Courthouse considerations, however, this work session has not yet been scheduled.

The next regular HPB meetings will be held on July 27, 2016 and August 10, 2016 at 5:45 pm in Town Hall.

Two Rivers Gravel Pit

On June 28, 2016, the Archuleta County Board of County Commissioners, denied the issuance of a permit for the proposed Two Rivers Gravel Pit, 15 miles south on Trujillo Road. The Town Planning Director had provided concerns regarding the exclusive use of Town roads for transporting deliveries, requesting an equitable delivery route map and plan.

Safe Routes to School Grant

The Project Manager is issuing a request for qualifications for design and engineering services in compliance with CDOT regulations. Responses are due back on August 1, 2016. Construction is planned to occur in 2017.
Our Safe Routes to School Infrastructure grant application was fully funded at $346,500. The state received 21 applications with our application scoring #4 out of the 7 projects awarded funding.
Following are the financial contributions the Planning Director was able to negotiate and secure for the project: SRTS approved $346,500, The Town Council approved $80,000, the BOCC $10,000 and the School district $3,500, Totaling $440,000.

Water Works Facility Future Repurposing

The HPB has designated a sub-committee to coordinate a public input work session format regarding the future potential of the Water Works Facility site, including the stone arch bridge. This is being initiated to ensure a full understanding of the site is considered for potential future repurposing and use of the Town owned site. The information will be valuable as this site is considered in our 2006 comprehensive plan as an opportunity site. The results will be incorporated into the 2016 Comprehensive Plan Update.

Rumbaugh Creek Bridge Update

We have received the preliminary restoration plans, unfortunately 3 months behind schedule. State Historical Fund staff is currently reviewing the plans for compliance with their criteria. The RFP for restoration services will be advertised once we receive and incorporate SHF comments into the final plans. Staff has a meeting set for July 21 with SHF to discuss and requested plan revisions.

Town to Pagosa Lakes Trail, East Phase Update:

This trail segment project has been advertised for construction bids. Staff will bring the bid abstract to Town Council on July 21st for consideration of awarding the project to a contractor for construction this summer.

Town to Pagosa Lakes Trail, West Phase Update:
We have received CDOT Right-of-Way approval and have submitted final plans to CDOT for final review. We are expecting to receive approval to proceed with advertising for construction bids by July 29th, at which time we will advertise for construction bids, to ensure construction can begin in 2016.

Harman Park Drive
We have met with members of the Harman Park Association board, to discuss the considerations for the Town's acceptance of Harman Park Drive, Papoose Court and Red Ryder Court into the Town's Road system. Staff hopes to bring considerations to Town Council in the near future.

Main Street Mural
We have conducted discussions with the High School Art Teacher regarding the potential of a student mural project. Though the interest was very high, it was determined they would not be able to accommodate such a project this school year, but, wanted to have the opportunity during the next round (next art work change out in 5 years) or another appropriate project.

Mill Creek Road Annexation
Staff is working on the annexation process, currently developing the legal description of the area to be considered for annexation. Local surveyors are very busy currently, thus staff hopes to have the legal ready before the August 2 or 18 TC meeting.

Comprehensive Plan Update
We have advertised for the 2016 Comprehensive Plan Update. The RFP was available on July 14 and bids are due back prior to August 5, 2016. Staff will provide a summary of responses to Town Council at the August 18, 2016 meeting for award consideration.
Staff would like to have a small committee review the RFP's and conduct interviews with the short listed respondents. A TC member or two would be very beneficial on this review committee, and suggests at least one appointment by Town Council. Staff will ask the Planning Commission, Parks and Recreation and Historic Preservation Board to also participate.

County / Town Planning and Development Application Review
The Archuleta County Planning Department and Town Planning Department have been working together to ensure each entity receives an opportunity to comment on projects that are occurring with each other planning areas. This has helped ensure continuity between the two entity's and consistency within our community. With development at its highest point since 2007-2008, the Town Planning Director has reviewed and commented on approximately 12 County Development projects this year.

Smaller Lot Size TC / PC Work Session
The Planning Director is encouraging the TC to schedule a work session in the very near future, and has started to draft an outline for the work session discussion. Staff hopes to have an update to present at the 07.26.16 PC meeting.

IX. Reports and Comments:

B. Planning Commission –

	Time for Planning Commission Open Discussion, Ideas and Comments.

IX. Reports and Comments:

C. Upcoming Scheduled Town Meetings.

a.	Next Scheduled PC Meetings: ~ Tuesday, August 9, 2016 @ 5:30pm in Town Hall, Regular Meeting ~ Tuesday, August 23, 2016 @ 5:30pm in Town Hall, Regular Meeting
b.	Next Regular Scheduled Historic Preservation Board meetings: ~ Wednesday, July 27, 2016 at 5:45pm in Town Hall ~ Wednesday, August 10, 2016 at 5:45pm in Town Hall
c.	Next Regular Town Council Meetings: ~ Tuesday, August 2, 2016 at 5:30pm in Town Hall (Special Meeting) ~ Thursday August 18, 2016 at 5pm in Town Hall.
d.	Next Regular Parks and Recreation Board Meeting: ~ Tuesday, August 9, 2016 @ 5:30pm in the Ross Aragon Community Center