



551 Hot Springs Blvd - Town Hall
Pagosa Springs, CO 81147

MINUTES

Planning Commission Meeting
February 25, 2020 @ 5:30 PM

A regular meeting of the Planning Commission was called to order on February 25, 2020, at 5:30 PM in the 551 Hot Springs Blvd - Town Hall.

COMMISSION PRESENT: Commissioner Adams, Commissioner Hurley, Commissioner Pitcher, Commissioner Posey, Commissioner Hudson, and Commissioner Weiler

COMMISSION ABSENT: Commissioner Sukcik

1 CALL MEETING TO ORDER

2 ANNOUNCEMENTS

- a) Staff Schultz announced the 3rd Water Works outreach on March 4 5-7 p.m. at the Community Center, all area welcome.

3 APPROVAL OF MINUTES

- a) Approval of the February 11, 2020 Meeting Minutes

Commissioner Hudson moved to approve the February 11, 2020 meeting minutes Commissioner Posey seconded.

Carried.

4 PUBLIC COMMENT

- a) None.

5 BOARD OF ADJUSTMENTS

- a) **Conditional Use Permit (CUP) application for a proposed Vehicle Service and Repair facility at 3039 Cornerstone Drive**

Director Dickhoff presented the staff report. Introduced applicant and representative, Robby Wright, Four Corners Tire and Service who gave his professional background. Brad Ash, Reynolds, Ash + Associates, for the applicant, asked the PC to ask questions and concerns. Indicated this operating is cleaner, neater and less impactful than a typical tire service shop.

Director Dickhoff presented the Conditional Use Criteria. Addressed buffering from neighboring uses criteria 1. Criteria 2 no concerns. Criteria 3 Director read from the applicant's response to this question which is included with the application. Director added that the application did not, and should address the noise impacts particular to the neighboring school with doors and power tools. Applicant should consider additional mitigation techniques to ensure mitigation adequately addresses impacts. Director added that the application materials were provided to the PC members.

Brad Ash presented the modified proposal. Met with the neighboring property owners and they did not have additional concerns. Speaking to the noise dB levels, the existing highway dB levels they are 80; impact wrenches are 80-96 dB. At 115 feet they lose about 6 dB so they will reduce sound by estimated 6-20 dB with garage doors. Indicated that applicant wishes to be a good neighbor and willing to provide

mitigation.

Member Posey asked if the sound of the highway is audible from within the school. Member Hudson indicated he is inside the building about twice a week and can't hear the highway noise.

Member Posey addressed the applicant that typical tire shops keep doors open and they are noisy. Mr. Wright indicated that his business model is different from other tire shops and they operate as a local family business. They don't use the high-impact air tools. They use equipment designed to be low noise. Doors remain closed when they are not moving vehicles in and out.

Chairman Adams asked about the easement for the berm. Mr. Ash responded that the Aspen Village code calls for berms between properties. They want a 4-5 foot berm.

Member Posey asked about environmental issues - such as oil and other fluids. Mr. Wright responded there is no leaking no runoff. Mr. Posey asked how many employees, Mr. Wright estimates 12-15 employees with a \$125,000 or so annual payroll.

Chair Adams asked about the landscape plan. Mr. Ash responded they will go beyond the plan submitted so they can ensure to mitigate the noise concerns.

Director invited the PC to consider the Sketch Plan elements along with the CUP. Member Hurley asked if they would insulate doors; Mr. Ash indicated they would have substantial doors.

Member Pitcher asked about the Town's noise ordinance. The noise levels allowed in non-residential areas may not exceed 70 dB between 7 am and 7 pm.

Commissioner Posey moved to approve the Conditional Use Permit for the proposed Four States Tire development finding the application is in substantial compliance with the approval criteria in section 2.4.4.C.4 of the Land Use Development Code, contingent on the applicant submitting and receiving approval of a Major Design Review application that includes adequate measures to address the *significant adverse impact that noise will create to the neighboring properties*, Commissioner Pitcher seconded.

Carried unanimously.

6 DESIGN REVIEW BOARD

a) SKETCH Major Design Review Application for Four States Tire Service Center Proposed at 3039 Parelli Way.

Director Dickhoff presented the staff report. Indicated no concerns however no snow storage plan was included but the applicant would need to demonstrate adequate area for 1 foot storage for 2 SF of snow removal area. Parking stalls were not dimensioned on the site plan but scaled estimates appear to be adequate. The parking requirements are 12 spaces and the applicant proposes 24. Consider sidewalk entrance to the lobby from the Parelli Way (cul-de-sac) be considered. Director indicated a consideration might be made for outdoor seating for clients. Mr. Ash indicated they want the outdoor space in front of building and away from the school neighbors. Added that Aspen Village has a sign code of its own that doesn't allow for freestanding signs.

Director covered the approval criteria as specified in the staff report.

Mr. Ash added that they plan for landscape and drainage on the northwest corner of the site which would also serve as snow storage area.

Member Pitcher asked about buildout in relation to the original subdivision. Director added that the individual sites need to address drainage original sites were based on some assumptions.

Commissioner Hudson moved to approve the SKETCH Major Design Review application for the proposed Four States Tire Service center finding the application to generally be in compliance with the intent of the Land Use Development Code, and further directing the applicant to at least provide the following with their FINAL Design Review Application:

- A. Engineered site drainage report and final drainage and grading plans.
- B. Dimensioned site plan
- C. Snow storage plan that incorporates entire areas requiring clearing.
- D. Sidewalk connection from the cul-de-sac.
- E. Consider providing an exterior seating area for clients.
- F. Landscaping plan demonstrating a minimum of 15% for site landscaping treatments.
- G. Buffering/screening plan and details for west edge of property to mitigate noise impacts to neighboring property.
- H. Illumination plan and evidence of lighting compliance.

Commissioner Hurley seconded.

Carried unanimously.

7 PLANNING COMMISSION

a) Planning Commission discussion on preparation for Town Council work Session Topics

The Planning Commission will be meeting with Town Council in a work session format in the near future to present PC ideas and discuss Town Council's guidance on the Planning Commission's future efforts.

Agreement on each member bringing their three top priorities to the next PC meeting for the PC to choose their top priorities to bring to Town Council.

8 REPORTS AND COMMENTS

a) Staff Report - Projects, Updates and Upcoming Development Applications

b) Upcoming Town Meeting Schedule

c) Planning Commission - Comments, Ideas and Discussion

Member Hudson asked about the PC ability to request tax collection (lodging or otherwise), similar to requiring financial feasibility.

9 PUBLIC COMMENT

a) None.

10 ADJOURNMENT