

Planning Commission Meeting Minutes
April 10, 2019

Planning Commission Members in Attendance: Angela Mackey, Kim Shay, Tate Locke, Steve Shea, Steve Schrock, Layne Brones, Lucinda Stanley, Tom Kay, Jacob Gray,

Absent Members: Dick Gilmore, Eli Wolcott

Planning Staff in Attendance: Community & Economic Development Director, Elyse Casselberry; Administrative Assistant, Vivian Archuleta.

Chairman Mackey opened the meeting at 5:30 with introductions.

Item #1: Approve Previous Meeting Minutes for March 27, 2019

Motion: Lucinda Stanley moves to approve minutes as presented

Second: Layne Brones

Minutes Approved

Item #2: SD19-003 Western Skies Guest Ranch

Applicant: Craig Allen Onstott

Land Owner: Roger & Charlotte Loges

Ms. Casselberry read the proposal:

This development will be in the form of a Bed & Breakfast / Guest Ranch, located at 34448 Fruitland Mesa Rd, Crawford, CO 81415. The B & B will be developed and operated by Craig and Anna Onstott. Roger and Charlotte Loges own this property. The B & B will be operational from early spring (mid to late March) of each year and remain open for business through the end of all hunting seasons in early winter (mid to late November) of each year. This 40-acre property and home will be converted into an operational farm and bed and breakfast operation. The home's interior will be updated and remodeled, i.e. adding a bathroom, updating the other 3 bathrooms; adding bedroom doors where some do not currently exist. Updating the kitchen/ removing the chimney as wood burning stoves are no longer necessary with the current geo thermal heating and cooling system that was installed several years ago. The vast majority of the land is currently used as pasture land. This will be converted and planted with alfalfa as terrain, buildings, and water availability allow. There are currently 800 irrigation water shares available for this property. Additionally, 3 concrete "slips" or "pads" will be poured near the main house where guests will be able to park RVs or travel trailers. These slips will each have a water spicket and an electrical pedestal for plugging in the trailers and RVs for electricity and water. There is no plan to install additional tank/septic system for black water disposal from these units. Owners of these units will need to locate these dump sites at their own discretion. Currently, there is a local history museum in the town of Crawford. It has never been opened however as it is also owned by Roger and Charlotte Loges. There is discussion in relocating the contents of this museum out to the guest ranch for the guests to enjoy viewing. This will require building an additional outbuilding to accommodate the items. At some point in the near future, a small corner of the property will be subdivided off for Craig and Anna to build a home so that all rooms in the B & B will become income producing rooms so to realize maximum revenue potential. Once fully operational, it is felt that the home is far enough away from neighbors that there will be no other impact, i.e. excessive traffic and/or noise. The property sits off the road with a ravine and tree line blocking it from being seen from the road. There are no neighbors to the East or to the North for quite a long distance separated by large pasture lands and trees. There is one neighbor to the South and one to the West, but again are separated by pasture lands and trees. The property is currently only a seldom used residence with 40 acres of pasture land. The property pasture lands will be reworked into usable, tillable land and planted with alfalfa, then sold off once harvested and baled. This will benefit local ranchers and other local residents with various types of livestock for

feed in the winter. In its current state, these pastures are littered with noxious weeds and disease carrying prairie dogs. Planting the land with a crop will help to mitigate this potential problem. Finally, it will also provide a supplemental form of income for Craig and Anna Onstott. In addition to bringing tourism and therefore revenue to Delta County as a whole, the plan includes providing tours for the guests to the Black Canyon of the Gunnison National Park, local wineries, and museums. Local businesses will all benefit from our guests who will bring in revenue to them as well. We will be promoting area restaurants, fishing and hunting, etc. throughout the season that we remain open. There are some trees to the East of the house between Fruitland Mesa Rd and the home. Based on nationwide average occupancy rates for a bed & breakfast operation, most guests stay for 3 day stay. This operation will have 4 rooms to rent and 3 concrete RV slips to rent when fully operational. There will likely be up to 10 occupancy turns in one month (seasonal busiest months only). The route selected by guests will most likely be Highway 92 to Fruitland Mesa road. Fire protection will be dispatched from the Crawford Fire Department located in Crawford CO.

Any business licenses, entity formation documents, permits will be obtained and submitted to the Planning Department as required. Financing for initial residential remodel and concrete RV slips has already been acquired through an agreement between the Loges' and the Onstotts so it will remain between family members. This development should not have any impact on any public facilities or infrastructures as it is merely modifying an existing residential property and intended use of that property only. Current exterior lighting on the property is hooded. If any additional lighting is required around the grounds, it will be hooded per the Delta County Planning Department as required. This operation will not create any nuisances such as noise, dust, odors, glare, fumes or the like. All parking areas are/will be situated as such that they are off of Fruitland Mesa Rd. This operation will not interfere with any existing agricultural operations and if anything will enhance this in the area. There is currently an adequate driveway in place giving access to the property from Fruitland Mesa Road. The only plan in place is to convert the pastures into alfalfa fields which will actually help to retain and improve soil conditions to prevent erosion and excessive runoff. The operation's construction / remodeling will be completed from spring 2019 through Fall 2019 at the latest.

Questions to Planning Staff from Planning Commission Members:

Q: Does Fruitland Mesa Domestic water have enough water for the commercial use? How close is the black water disposal?

A: We will follow up to verify. They had no comment on the application but we will double check & I do not have the info on the black water disposal, we will get the answer from the applicant.

Questions to applicant:

Q: Do you have a bench rest or range to accommodate zeroing in on the rifles?

A: No we don't, I'll give them directions to Stengles

Q: Do you know how many individuals the expanded septic can accommodate?

A: I will go with whatever the county recommends

Q: The easement for Mr. Klaseen, is that domestic or irrigation?

A: I'm not sure but I can find out

Q: The spring fed stream that goes through the water, can you locate that on the map for us?

A: It's on the south eastern part of the property. There are 2 but they are dried up.

Q: Is it a source of water for you

A: Nobody has anything filed on it.

Q: Can you point out the existing septic tank location?

A: It's on the NE corner of the house.

Q: So the out fall water may go through the drainage?

A: It will have to be engineered

Q: So if you expand the septic could you have more recreation vehicles?

A: We don't want to, we will keep it to a minimum

Q: Where is Charlie's house?

A: A mile north of the house

Q: Are the RV sites rented by the night?

A: Yes

Q: So if there is a guest that doesn't have facilities, you turn them away?

A: Yes, we do not have the facilities to accommodate

Proponents: Pam Jacobus - lives on Fruitland Mesa

I also just got voted onto the Fruitland water board. I'm unclear on the process for returning comment. Our meetings are on the same night as this meeting, so we will be discussing it tonight & I'll bring it up tonight. There is also grey water with RV's & 2 weeks is a long time to not dump waste. I am not certain that the dump station is open year around & I'm not sure if they don't let people that aren't staying there to dump there.

Opponents: none

Final Comments from the Applicant:

We've got a list of stuff that we haven't thought of that we will work on.

Final Questions from the Planning Commission to the Applicant/Planning Staff:

Q: Have you investigated the black water dumping?

A: No, we will research on it & maybe we'll do its own dumping septic for it.

Deliberations of the Planning Commission:

I think we should include the limited number of RV sites.

Maybe provide a sheet of dump sites to guests

A suggestion is a holding tank for black & or gray water that would be pumped

Motion: **Kim Shay motions** to recommend approval of SD19-003 Western Skies Guest Ranch with the advisement of limiting RV slips up to 5 & also to only allow self-contained RV's on these pads.

Steve Schrock amends the motion to make mention of being consistent with the Master Plan: Goal 2.0 Strategy 2.0.0 – Encourage value-added agricultural enterprises. Strategy 2.0.1 – Encourage the use of agricultural lands to support agro tourism, research, education and local foods industries. Goal 2.1 – Maintain the character, integrity of agricultural land including irrigated and potentially irrigatable agricultural land, and the functionality of agricultural areas for agricultural business operations. Strategy 3.1.3 – Establish land use and development standards to avoid disturbance of existing ditches and other water infrastructure.

Second: **Steve Schrock**

Unanimous Ayes – Motion carries

To BoCC: May 7, 2019 @ 10:00 a.m.

Meeting adjourned at: 6:25 pm

Respectfully submitted by:

Vivian Archuleta