



Archuleta County Development Services Department
ARCHULETA COUNTY PLANNING COMMISSION MINUTES

Archuleta County Planning Commission Minutes, Special Meeting February 10, 2016

The Archuleta County Planning Commission held a special meeting on Wednesday, February 10, 2016, at 1:30 PM at the Archuleta County Commissioners Meeting Room, 398 Lewis Street, Pagosa Springs, Colorado. Chairman Michael Frederick called the meeting to order at 1:30 PM.

Commissioners in attendance:

Michael Frederick, Betty Shahan, Peter Adams, and David Parker.
Anita Hooton was excused.

Staff in Attendance:

John Shepard, AICP, Planning Manager; Todd Starr, County Attorney; Sherrie Vick, Planning Technician

Public in Attendance:

John Gilleland, C & J Gravel and James Constant, applicants; James Dickhoff, Town Planning Director; Pam and Mark Kircher, J.R. Ford, Heiko & Karla Weber, Marshall Dunham, Ash Tully, and Jim & Kristen Roth.

Old Business: None.

Chairman Frederick asked Commissioners if they had any disclosures.

Commissioner Adams disclosed that he lived at 7th Street and Apache which was on one of the gravel truck routes proposed through town. He had some questions about the project but felt he would be able to review and vote appropriately on this project. If it became a conflict for him he would recuse himself from the vote.

Commissioner Shahan had a conversation with a hay customer who works in the gravel business, but when she realized it was about this project she ended the topic. She did not feel that conversation would influence her decision or make her biased one way or the other on this project.

New Business:

Two Rivers Gravel Pit Major Sand & Gravel Permit, located at 12500 County Road 500.

Mr. Shepard summarized the staff report. C&J Gravel Products, Inc, of Durango, Colorado, represented by Nathan Barton, Wasteline, Inc., have applied for a Major Sand & Gravel Permit for the proposed Two Rivers Pit, to be located on property owned by the James A. Constant Jr Revocable Trust and Leila B. Constant Revocable Trust; NW $\frac{1}{4}$ NE $\frac{1}{4}$, S $\frac{1}{2}$ NE $\frac{1}{4}$ and NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 10 and N $\frac{1}{2}$ SW $\frac{1}{4}$ and S $\frac{1}{2}$ NW $\frac{1}{4}$ Section 11, T33N R2W NMPM at 12500 County Road 500, Pagosa Springs, CO. C&J Gravel proposes to construct and operate a sand and gravel mining and processing facility on approximately 62.6 acres of the 100 acres of the property east of the San Juan River, in accordance with Colorado Division of Reclamation Permit M-2015-004.

Applicant's Representative met with County Development Services staff on 7/21/2015 for a Pre-Application meeting, as required by the Archuleta County Land Use Regulations, and an informal checklist was provided for a Sand & Gravel Permit. A Land Use Permit application was submitted on 12/17/2015, and completed on 12/24/2015. The application includes a copy of the approved DRMS application, as required by Section 9.1.7.1, information required by Sec. 9.1.7.2, and information in support of review criteria in the Land Use Regulations.

The project was forwarded for agency reviews on 1/11/2016, as specified in Section 2.2.5. On 1/12/2016, County Engineering Technician requested a formal Traffic Study, per *Archuleta County Road & Bridge Standards* Sec. 27.0.6.1. Town of Pagosa Springs Planning Director also expressed concern with truck haul routes on city streets, and on 1/29/2016 requested additional time for thorough analysis of potential

impacts. Staff discussed with Applicants' Representative providing additional information to complete a review of potential impacts of the proposal for this hearing, and a Preliminary Traffic Impact Study was submitted on 1/29/2016 (received 2/1/2016). After reviewing the complete package and supplemental information, County Engineering recommends not approving the project at this time. The application does not yet provide sufficient data to support Applicants' claim that no significant impact will occur due to heavy truck traffic without mitigation.

Chairman Frederick asked the representative for the applicant to speak. Mr. Gilleland represents C & J Gravel, a family owned business out of Durango, and is familiar with the need for aggregate in Archuleta County. This pit would provide a high-quality aggregate needed for several types of construction and road work. They felt they provided the County with a complete application per the regulations. They also felt that if the County could have provide traffic counts from the past and the road detail they could have provided more information for mitigation. They did provide what they felt was the maximum capacity of the gravel pit, but don't believed they will reach this level any time soon. They appreciate the Continuance so they can provide the information needed, as long as it is identified specifically. He understands that they need a traffic impact study with accurate traffic counts at a high volume time. It is difficult to do it this at this time of year because of weather. Snow plowing would remove the counting equipment.

Chairman Frederick called Mr. Dickhoff to the stand to address any issues the town would have. Mr. Dickhoff stated that he had given Mr. Shepard information from his review and went into some details of the Town's concerns, including having trucks come through residential neighborhoods, extra traffic on the current infrastructure and planning for road projects. Their engineer told the Town that the section of County Rd 500 that has been paved will require additional pavement to handle this traffic and their future project to improve South 8th street, under design for construction this year, would require an upgrade. They would like to have a work session with the stakeholders to work out the truck routes beforehand. Residents have the same concerns as other residents in the county about the truck traffic. Mr. Dickhoff requested more time for the town council to consider options. They recognize the need for aggregate and want to find the best way to mitigate the impact.

Commissioner Shahan asked if County Rd 335 (Blanco Rd) could be used. It was pointed out that County Rd 335 did not go through to County Rd 500 anymore, as it appears on the map.

Mr. Gilleland returned to the front. C & J has been working on this for a long time. The local asphalt plant drives to Durango to get materials because there is not the high quality aggregate they need in this area. The existing pits in the county do not have the quality product that this pit would provide for these types of projects. Looking at the cost of projects, the County could double the quantity of material having a pit in the area for the same cost to travel to Arboles or Durango for aggregate. Mr. Gilleland recognized that no one wants to be on the truck route or live by a gravel pit, but the needs of the community must be weighed as well. The State of Colorado regulations are strict on noise, dust and others concerns. There are many possible solutions to meet mitigation concerns and some could be very costly to a small company. The support for the project would be from every contractor in the Pagosa area because they are driving a long way to get quality grade material now. The application proposes optimum projections for demand, which may not be meet for years, but he wanted to be realistic enough not to have a shortfall in the approval.

Chairman Frederick asked if there was anyone else who might want to speak on the continuance. The Commission is only considering the continuance, not the project itself.

J.R. Ford, 3600 County Road 500. Six miles of CR 500 goes through his ranch. He has been discussing with the County for years how to address the issues on CR 500, because of bus and other accidents, and truck traffic on the road. In two locations they have made it possible to straighten out some bad curves. There are two other areas that would need to be straightened before any additional truck traffic was added. The S-curves on the road will be very difficult for belly-dump trucks to maneuver. If Applicant says he will produce 70,000 tons of gravel he will, because of the need for gravel. Cascade Ave. was deed restricted that there would be no truck traffic over 25,000 pounds. There were accommodations made for the trash trucks but if this is being looked at the original agreement should be adhered to. The Colorado Timber Ridge Subdivision road system is also a privately-maintained system. His project in Cloman Industrial Park was held up until traffic counts and a traffic study was done. The issues on CR 500 need to be addressed by the County.

Pam Kircher, 11000 County Rd 500. She feels the road past the Landfill needs to be addressed. That part of the road from mile marker 9-12.5 is rarely tended. It has no shoulder and is narrow, you can barely pass a trash truck much less a gravel truck on that stretch of road. Not only does the number of cars on the road need to be looked but the construction of the road as well. She urged the Commission to drive it themselves and explore the road conditions before they move forward on this project.

Public comment was closed at 2:02 pm by Chairman Frederick and he asked the members of the Commission for any questions or comments. Hearing none he asked for a motion.

Commissioner Shahan moved that the Planning Commission delay the project until April 27th so a road study can be done. Commissioner Adams seconded. Vote 4-0.

Chairman Frederick asked the Applicant about potentially adjusting the meeting time, and understanding information needed. Mr. Gilleland stated he appreciated consideration of the continuance date, but hoped to have enough information for the Commission to consider the project quickly. Mr. Shepard stated that we need a larger site plan (24 x 36") that uses the survey a base map. We also need more specific details on the phasing of the project, reclamation, hours of operation, the maximum daily traffic, and traffic mitigation.

Mr. Shepard thanked everyone for coming and asked them to be sure they signed in and had an email or mailing address on the sign-in sheet.

Announcements:

Mr. Shepard informed the Commission that, on the Pagosa Lakes rezoning project, the cell tower location had been re-staked so the public can see the location of the proposed tower and building.

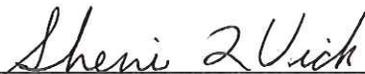
County Attorney Todd Starr did a hand out for the Commission and pointed out pages 9-13 were on *ex parte* communication.

Mr. Shepard reminded that Commission that on the next agenda there is a continuation of the rezoning project, plus he would be bring the Commission information on the marijuana non-licensed cultivation.

Next Meeting: February 24, 2016 (Regular Meeting)

Adjourn: Commissioner Shahan moved to adjourn; Commissioner Adam seconded; meeting adjourned at 2:18pm.

Approved this 23 day of March , 2016



Sherrie Vick
Planning Technician



Michael Frederick
Chairman

