

**FREMONT COUNTY
PLANNING COMMISSION MEETING MINUTES
July 3, 2018 AT 3:00 P.M.**

MEMBERS PRESENT

Byron Alsup (Chairman)
Mark Masar
Larry Brown
Keith Ore
Gardener Fey
Michael Pullen

STAFF PRESENT

Matt Koch, Planning Director
Samantha Kozacek, Planning Assistant

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF AGENDA

4. APPROVAL OF MINUTES

June 5, 2018 Planning Commission Meeting

5. UNFINISHED BUSINESS

6. NEW BUSINESS

7. REQUEST: CDP 18-003 HOME NATION

Request approval of a Commercial Development Plan, Department file #CDP 18-003 Home Nation. The site is located on Werner Road, in Penrose, North of Bonnies Car Crusher. The site was originally approved for a mini-storage facility but was never constructed. The applicant proposes displaying and selling manufactured homes. One unit will be use as the office and will be connected to water and septic system.

Representative: Laura Comino

8. ADJOURNMENT

1. CALL TO ORDER

Chairman Byron Alsup called the meeting to order at 3:01 p.m.

2. PLEDGE OF ALLEGIANCE

Pledge of Allegiance was recited.

3. APPROVAL OF AGENDA

Chairman Alsup asked if there were any changes, additions or corrections to the July 3, 2018 Fremont County Planning Commission Meeting Agenda.

MOTION

Mr. Larry Brown moved to accept the July 3, 2018 Fremont County Planning Commission Meeting agenda.

SECOND

Mr. Gardener Fey seconded the motion.

Chairman Alsup called for a roll call vote, and the motion passed unanimously. (6 of 6)

4. APPROVAL OF THE JUNE 5, 2018 PLANNING COMMISSION MEETING MINUTES

Chairman Alsup asked if there were any changes, additions or corrections to the June 5, 2018 Fremont County Planning Commission Meeting Minutes.

MOTION

Mr. Mark Masar moved to approve the June 5, 2018 Fremont County Planning Commission Meeting Minutes with the change suggested by Chairman Alsup.

SECOND

Mr. Fey seconded the motion.

Mr. Brown abstained.

Chairman Alsup called for a roll call vote, and the motion passed. (5 of 6)

6. REQUEST: CDP 18-003 HOME NATION

Ms. Laura Comino stated that this would be a mobile home distributor. Their family already had a dealership in Indiana, which is where it started. Her father started this company and it is family owned. This would be their 5th location nationwide. It is called Home Nation. My brother and I would be running this lot here in Colorado. He is currently in Texas at one of the other lots. Our intent is to just sell manufactured homes at an affordable price. We strive to always make our deadlines and do whatever we can for the people we sell our homes to. It is our Comino family style of honesty, and transparency.

Mr. Matt Koch gives a video presentation. The current Zone District is Business. Serviced by Penrose water and has onsite septic. Using one display model as an office. They will need to get a building permit to do this. There are two contingency items that need to be completed. One of them being compliance with FCDOT letter with the driveway access permit. The other contingency item is from County Engineer Don Moore that we received today in regard to drainage to build berms and to add culverts dated July 3, 2018. Waivers requested are Parking landscaping, Landscaping and Buffering plan, and hard surfacing. What should be noted it would be required to pave handicapped parking that is located up by the office building?

Chairman Alsup inquired to see if any of the Planning Commission members.

Mr. Masar inquired that if the only surfacing required was the handicapped parking.

Mr. Koch stated that was correct.

Mr. Masar stated that he had issue with that because there are seven other business with fully paved parking areas. Now I don't believe that there entire lot needs to be done but at least all of the parking areas should be at least paved like the surrounding businesses.

Ms. Comino inquired to how many parking spaces would that mean they would have to do?

Mr. Masar stated that he thinks according to the application it looks like it would require at least four (4) parking spots.

Ms. Comino stated that was definitely something they could consider because they do not want to pave the entire lot because of brining in homes and trucks it would break it down.

Mr. Masar inquired that along in the buffering plan he didn't notice if the models would be skirted.

Ms. Comino stated that the models would be skirted.

Mr. Masar stated that he would like that to be noted that it would be a requirement.

Ms. Comino stated that she would like to only have one side or so skirted because she likes to educate her costumers so that they understand their homes and get to really know the products that they are selling.

Mr. Masar stated that he wants buffering from the highway. To keep the viewshed from the highway looking nice. Do all of the homes have electrical?

Ms. Comino stated that yes all of them have electrical so that they can turn the lights on but won't be hooked up to plumbing or AC.

Mr. Masar stated that the parking area is all gravel I would like it to state something that has a dust suppressant.

Ms. Comino stated that wouldn't it be covered if they did cement parking areas?

Ms. Masar stated that all the application stated is that there is gravel for all of the parking areas and I would like it noted that there will be some sort of dust suppressant in that area. Whether is was road base or something else to keep the dust from flying at Highway 115.

Ms. Comino inquired what would be the best thing for that.

Mr. Masar stated that their engineer would be the best person to answer that. Will there be ramps into each of the home models?

Ms. Comino stated there is a ramp up to the Main Office. As far as other displays we are able to do that but we didn't know it was a requirement. We are able to do that.

Mr. Masar stated that the plan is very simplistic but he didn't know how there would be access to all of the models.

Ms. Comino stated that the Main Office has a ramp but the models don't.

Mr. Masar stated that he would just like something that says how they plan on getting people into the models.

Mr. Gardener Fey inquired that it shows that access will be closed off from 7th street.

Ms. Comino stated that yes they said we had to.

Mr. Fey stated that would hurt your access to your business.

Ms. Comino stated that they didn't have a choice in the matter.

Mr. Koch stated that it was a requirement from CDOT that that access had to be closed off because onto the highway it is right turn only.

Mr. Brown inquired that they would only be doing business during daylight hours.

Ms. Comino stated that was what the intent is. Sometimes they may have to show homes after hours to people but that would be by appointment only not a normal occurrence with how the business is run.

Mr. Brown inquired to what the lighting would be like in the parking area.

Ms. Comino stated that there was lighting on the home models and on the Main Office.

Mr. Fey inquired to what the wiring for electrical would be if it was unground and would there be pedestals.

Ms. Comino stated that it would be for all of the units.

Mr. Fey inquired if they were going to sell tiny homes.

Ms. Comino stated that a lot of people ask for them. It is something that they would look into in the future if it was something that would suit the community and it became a need.

Mr. Fey inquired if the lot was fairly flat.

Ms. Comino stated it was fairly flat but dips down on the East side.

Mr. Fey stated that they had their work cut out for them looking at the drainage plan, but at least it was all laid out.

Chairman Alsup stated that he assumed she saw the letter from the County Engineer.

Ms. Comino stated that she had not seen the letter yet.

Mr. Koch stated that we had just gotten the letter before the meeting had started so we hadn't had the chance to get it to the applicants. (Then hands copy of it to Ms. Comino) The County Engineer has already discussed this with your Engineer.

Chairman Alsup inquired if there were any other questions for the applicants.

Mr. Keith Ore inquired if there was going to be construction of the homes on this property.

Ms. Comino stated that they would be marrying the sides together on site for the display units.

Mr. Ore stated so there isn't construction on site.

Ms. Comino stated that was correct, only for the display units.

Mr. Fey inquired to where the homes were manufactured.

Ms. Comino stated that they sell Clayton, Champion and Skyline products.

Mr. Fey inquired if they were made in Colorado.

Mr. Ore stated Omaha.

Ms. Comino stated that most of them were created in Texas and Kansas.

Chairman Alsup inquired to where the other locations were at.

Ms. Comino stated that there are two (2) in Indiana, one (1) in Florida, one (1) in Texas and the one here.

Mr. Brown inquired that if there were going to be models stored on the property.

Ms. Comino said that sometimes they would have to keep them onsite if they had too, but they are not going to make it common place. She wants to keep her lot clean and organized. She wants her lot to look like people could live there like it is a clean neighborhood.

Mr. Brown stated he personally wouldn't want to see units just being stored there.

Mr. Fey inquired if this sort of business was profitable for them since the price of stick built homes has skyrocketed.

Ms. Comino stated absolutely in the 2008/2009 market crash there was a 8.4 million home deficit. We are trying to fill that void. The prices of homes and owning a home has gone up so much people cannot afford to live anymore so it has become a renter's state. There is not enough homes for the demand. These home are affordable.

Mr. Brown inquired to what the basic price range was that they would be dealing with.

Ms. Comino stated eighty to two-hundred and fifty thousand dollar (\$80-\$250,000) homes.

Mr. Fey inquired what the typical size was of the homes they sell.

Ms. Comino stated they are fourteen (14) and sixteen (16) wide units for the single wides and twenty-eight (28) and thirty-two (32) wide for the double wides. The smallest length we have is a forty-four (44) and the biggest is eighty (80).

Chairman Alsup inquired how the applicant had chosen Penrose.

Ms. Comino stated that it was her brother. He was in this area and called me saying he wanted to start a lot and he needed me. I moved out here six (6) months ago. He had had a costumer tell him this area really needed it and so I looked into it and we decided that this was an area we could really help out and do some good in.

Mr. Brown inquired if the applicant was going to be involved in selling lots as well.

Ms. Comino stated she does have a couple real estate agents that provide information on empty lots to her. Once we get this all figured out and done we want to be able to do packaged lots and have them developed. But if the buyers already have a lot we definitely work with that. They say they have this lot and this type of budget so we work with them to get it all the way they want it to be and what works best for them.

Mr. Fey inquired to Mr. Koch what the current Zoning Regulations were with mobile homes with the ages or if they are grandfathered in.

Mr. Koch stated that has to be a 1975 or newer can be placed or moved. There are Zone Districts single wide homes are not allowed in and only a few that they are allowed in.

Mr. Fey inquired if the City and the Count were the same for these rules.

Mr. Koch stated he believed it was actually a State Statue with the ages of the manufactured homes.

Mr. Fey stated he didn't know how it all was because there are so many of the older manufactured homes still around.

Mr. Koch stated that there still are a lot of the older ones around in the County.

Chairman Alsup inquired if there were any more questions from the Board.

Mr. Pullen inquired to the applicant if their Engineer had gotten the letter from the County Engineer.

Ms. Comino stated she wasn't sure but was going to make sure he did.

Mr. Masar stated he didn't have any more questions but I was going to make a motion. The first was to make a second Contingency Item would be for the letter dated 7/3 from Don Moore to be completed. The next Contingency Item would be that all the parking areas be hard surfaced (4 parking spaces). The third being skirt all of the models on the side that is viewable from Highway 115. Matt I am not sure what to say about the driveway because it says gravel.

Mr. Koch stated that with a dust suppressant is something that is called out as a compacted road base or something similar. It also would have to state the depth of the dust suppressant. It could be stipulated as part of the approval that if there are any complaints about the dust that it would need to be taken care of.

Mr. Masar stated that he would like the Contingency added that the applicants Engineer provide a statement about what they are going to use and the depth of what they are using as a dust suppressant.

Chairman Alsup called for a vote on the additional Contingency Items.

MOTION

Mr. Masar moved to approve new Contingency Items.

SECOND

Mr. Ore seconded the motion.

Chairman Alsup called for a roll call vote, and the motion passed. (6 of 6)

Chairman Alsup called for a vote to approve CDP 18-003 Home Nation with added Contingency Items.

MOTION

Mr. Fey moved to approve CDP 18-003 Home Nation with added Contingency Items, with landscaping waiver.

SECOND

Mr. Masar seconded the motion.

Chairman Alsup called for a roll call vote, and the motion passed. (6 of 6)

ADJOURNMENT

Chairman Alsup adjourned the meeting at 3:39 p.m.

Bryan Alsup

CHAIRMAN, FREMONT COUNTY PLANNING COMMISSION

4 Sep 18
DATE