

**Town of Bayfield  
Regular Planning Commission Meeting  
October 12, 2010  
1199 US Highway 160B Bayfield, CO 81122**

**Planning Commissioners Present:** Bob McGraw (Vice Chairman), Dr. Rick K, Smith (Mayor), Pat Heyman, Joe Mozgai, Chris Rhodes

**Planning Commissioners Absent:** Michelle Nelson (Chairman), Gabe Candelaria (Town Board Member)

**Staff Present:** Justin Clifton (Town Manager), Elizabeth Jackson (Intern)

**Media Present:** None

Meeting was called to order at 7:01 p.m.

**Minutes:** Rick made a motion to approve the minutes from July 13<sup>th</sup>, 2010. Chris seconded. Bob made a motion to correct two spelling errors. All were in favor, motion passed unanimously.

**General Public Input:** No additional public input was given.

**Action Agenda Item #1: Public Hearing: Use by Review – Pet Crematory**

Justin gave his staff report including the agency's applications (Ellis Longfellow). He explained that applicant's proposal was not found specifically in the Town Land Use Code Table of Permitted Uses and thus fell under a use by review request.

Bob wanted to know if a proposal similar to the applicant's was listed in Durango's Code.

Justin said it wasn't. He then explained that Bayfield's Land Use Code required Planning Commission members to consider three criteria when determining applicant's request for a Use by Review as well as the Checklist for Responsibilities.

For the use of an existing building, as proposed by the applicant, Justin mentioned that there is no requirement for an Agency Request.

Justin discussed his conversations with applicant regarding impacts. Although there were no reported impacts, he cautioned applicant to be as comprehensive as possible.

Justin also confirmed that there were places in Durango with mortuaries in residential areas.

Bob commented on a successful cremation business in Longmont, CO, stating that it lasted for a long period of time and that it generally went unnoticed.

Justin explained that applicant's proposal had no unordinary impacts and he didn't see any reason to deny or to place any special conditions on it.

Chris asked if Durango had a permit for this.

Justin said they didn't.

Joe asked if there were any spacing issues as indicated by the fire report.

Justin didn't think there was. The building was built before the Town adopted any codes and because there wasn't a change of use, he explained that the report was more of a boiler plate with references. He stated that there were no concerns expressed between him and the fire chief.

Joe wanted to know if there were any issues raised by anyone in the area and if a notice was sent out to the public.

Justin said that all such hearings require the applicant to submit material. He stated letters were sent out, notifying people about the hearing and that he could confirm that people received them.

The floor was given to the applicant, Ellis Longfellow (P.O. Box 776 Bayfield).

Ellis affirmed that there was low impact to the surrounding areas and that his cremation business would not create smoke or odor. He explained that the process includes mostly evaporation and that the rest is just vapor, which then turns to ashes.

The installation of the unit is sealed, stacked and comes with setbacks. Ellis mentioned that there were several human crematories in the residential and business areas of Durango on 3<sup>rd</sup> Avenue as well as one in the middle of Pagosa Springs.

Joe asked if they used similar equipment.

Ellis said they did.

Bob wanted to know what kind of experience Ellis had with crematories.

Ellis said his experience was mostly research and that his wife is a veterinarian.

He explained that most cremation businesses ship the animals to Farmington and that he would be the only one practicing privately.

Pat wanted to know if the La Plata County Humane Society had a cremation business.

Ellis confirmed that the La Plata County Humane Society did have a cremation business but that it wasn't a private business.

Chris asked about storing conditions.

Ellis said there wouldn't be a lot of storing, but that there would be a few freezers.

Joe asked about waste elimination.

Ellis said that there was very minimal waste and explained that about 90% went back to the owners.

Bob asked if his goal was to serve only veterinarians.

Ellis confirmed that it was.

Bob asked if it was possible for someone to bring their animals directly to his business.

Ellis said it was possible for them to do so.

Bob wanted to know if the state highway department could get involved in his services with regards to road kill.

Ellis said that was possible and that he could hold up to 350lbs if needed.

Chris wanted to know if Ellis would take an animal with rabies.

Ellis said that veterinarians indicate whether or not the animals are free from disease and that he would probably not cremate one if it did.

Joe wanted to know what chemicals would be used to clean up, what impact that would have on the sewer plant and water taps, and whether or not it met Town Code and an engineer's recommendation.

Ellis said there were no drains for this and that it would not affect the sewer plant or water taps.

Chris asked if there were any preservatives when Ellis received the animals.

Ellis said there weren't any. He explained that once an animal is euthanized, they are placed into the freezer almost immediately.

Joe wanted to know if the animals were brought to his place of business.

Ellis said that he would pick them up and deliver as necessary.

Joe wanted to know what the hours of operation would be like.

Ellis said his hours would be 8 a.m. – 5 p.m., Monday – Friday.

Bob asked about the cool-down requirements on the unit.

Ellis explained that it was an automated system.

Bob asked how warm the outside of the unit got.

Ellis said that it would get warm outside the oven, but that he has setbacks to offset this.

Bob wanted to know how long it took before the ashes could be removed.

Ellis said it took about 10 minutes.

Joe wanted to know if Ellis would be applying the stack on the unit to offset the heat.

Ellis said he would.

Pat asked if the unit would be installed by the inspector.

Ellis said that they help with the installation, but mainly work with the electricity and gas.

Joe wanted to know when Ellis planned to open.

Ellis said sometime around November.

Bob opened the matter up for public comment.

There was no public input.

Rick said he felt that businesses were needed here and that it would be a good feature for people to care for their pets.

Joe wanted to know about signage.

Ellis said he would keep the signage discrete and has considered calling his business “Pine River Animal Aftercare.”

Joe asked if Ellis’ proposal was for the building where the old UPS store was.

Ellis said that it was.

Joe wanted to know if he would be using the entire building.

Ellis said he would.

Bob commented that this would be a good idea and a great location.

Rick made a motion to approve applicant's request for a Use by Review. Pat seconded the motion. The vote was unanimous.

### **Action Agenda Item #2: New/Unfinished Business**

Justin explained that he brought the issue of contractor licenses to Planning Commission members at the last Planning Commission Meeting to consider how appropriate it might be for the Town. He mentioned that staff has made some progress with this, but that the lack of activity has pushed the item back. Justin expected for that conversation to come back at a later date, once some design standards were put together.

Joe wanted to know how long that would be.

Justin said it could take three to four months. He explained that this was a slow period for staff and that there have been other issues that needed to be wrapped up before this could be started on.

Joe wanted to know what was going on by the hardware store.

Justin said a Family Dollar was going in and that they were just going through the review process.

Joe asked how big the building would be.

Justin said it was about 9,000 square feet.

Joe asked when they were planning to open.

Justin said it might be sometime this year and that they wanted to open soon.

Bob asked if there would be some road modification.

Justin said it would be to primarily get the turning radius set. The delivery trucks need to be able to get in and out from that access point so the shoulders may need to be widened, but this isn't certain yet.

Bob wanted to know if the brakes were sufficient enough.

Justin said the store is not expected to have heavy traffic and that is should be sufficient enough.

Bob inquired about the right of way.

Justin said it would be a traditional 60 foot right of way.

Joe wanted to know if there was anything new on Steamworks or Babo's.

Justin said that Babo's would be occupying a new building and that they were entertaining the idea of turning it into a 50s hamburger style restaurant.

Steamworks did a little bit of contracting with Skaw Brewery, but sold most of their equipment. Their tanks are no longer operable. Ideas have been thrown around but nothing has taken hold yet.

Bob made a motion to adjourn. Chris seconded. All were in favor. The vote was unanimous.

Meeting was adjourned at 7:33 p.m.

*Minutes were approved as submitted on January 11<sup>th</sup>, 2011.*

**Approved:**

---

Michelle Nelson  
Chairman

---

Elizabeth Jackson  
Management Intern