GUNNISON COUNTY PLANNING COMMISSION
PRELIMINARY AGENDA: Friday, January 20, 2017

8:45 a.m.
- **Call to order; determine quorum**
- **Approval of Minutes**
- **Unscheduled citizens:** A brief period in which the public is invited to make general comments or ask questions of the Commission or Planning Staff about items which are not scheduled on the day's agenda.

9:00 a.m. **Nine Mile Ranches Subdivision,** joint public hearing/no action, request to subdivide 38-acres into three single-family lots, Lot 1 9.7-acres, with existing residence; Lot 2 13-acres; Lot 3 13.3-acres. The new residences will be served by well and septic. The property is located east of Highway 149, within the E1/2SE1/4 Section 22, Township 48 North, Range 2 West, N.M.P.M.
LUC 16-00027

10:00 a.m. **Starlight Subdivision (Homestead Cabin LLC),** joint public hearing/possible action, request to subdivide 38-acres into two lots; one of 33-acres, with existing residence, and one of three-acres. Water and sewer will be provided to the three-acre lot by the Mt. Crested Butte Water and Sanitation District. The property is directly west of the Pitchfork Development, within the NE1/4SW1/4 Section 26, T13S R86W, 6th P.M.
LUC-16-00034

10:30 a.m. **Darin and Cathy Craig, Ridgeline Residence** public hearing/possible action, request for approval of a single-family residence, in compliance with Section 11-108: Standards for Development on Ridgelines, located on Lot 10, Star Mountain Ranch, at the end of Kestrel Drive, approximately 18 miles north of the City of Gunnison, east of CR 730 (Ohio Creek Road)
LUC- 16-00037

11:00 a.m. **John Norton, Gunnison-Crested Butte Tourism Association**, work session/no action, education session with Planning Commission

1:00 p.m. **Crested Butte Horse Park**, work session/no action, request for the subdivision of a 73.25 acre parcel into two parcels. The commercial development of a horse park and related buildings (approximately 40,000 square feet total) that will provide horseback riding lessons, riding facilities, horse clinics, horse competitions, training, equine centered vacations, horse camping, concierge services for guests, and horse boarding and training for the public. The property is located at 20601 Hwy 135 and legally described as a 6.1 acre tract in SW4SW4, Section 27 and a 66.1-acre tract in S2SE4 Section 28, Township 14 South, Range 85 West, 6th p.m. The parcel is on the west side of Highway 135 across from Cement Creek Road.
LUC-16-00005

Adjourn

The applications can be viewed on gunnisoncounty.org,
link to http://204.132.78.100/citizenaccess/
- Public access
- Projects
- Application #
- Attachments

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GUNNISON COUNTY PLANNING COMMISSION
REGULAR MEETING
January 20, 2017
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The Gunnison County Planning Commission conducted a regular meeting, in the Commissioners' Meeting Room in the Blackstocks Government Center. **Present:**

Chairman- Kent Fulton Commissioner- AJ Cattles Commissioner-Tom Venard Commissioner-Jack Diani BOCC- Jonathan Houck BOCC- John Messner	Director of Community Development- Cathie Pagano Assistant Director- Neal Starkebaum Manager of Administrative Services- Beth Baker Others present as listed in text

Absent; Commissioners Rubingh, and Mugglestone
Commissioner John Messner has recused himself, he is now a Board of County Commissioner.

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With a quorum present Chairman Fulton opened the January 20, 2017, regular meeting of the Planning Commission.

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Moved by Diani seconded by Venard to approve the Planning Commission meeting minutes dated January 6, 2017, as amended. The motion passed unanimously.

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Nine Mile Ranches Subdivision (LUC-16-00027) The Gunnison County Planning Commission and Board of County Commissioners conducted a joint public hearing. They reviewed the request to subdivide 38-acres into two lots; one of 33-acres, with existing residence, and one of three-acres. Water and sewer will be provided to the three-acre lot by the Mt. Crested Butte Water and Sanitation District. The property is directly west of the Pitchfork Development, within the NE1/4SW1/4 Section 26, T13S R86W, 6th P.M.

With a quorum present Chairman Fulton opened the joint public hearing.

Present representing Planning Commission and the BOCC; Commissioners Fulton, Cattles, Venard and Diani, and BOCC members; Jonathan Houck and John Messner

Present representing Staff; Director of Community Development Cathie Pagano, Assistant Director of Community Development Neal Starkebaum and Manager of Administrative Services Beth Baker.

Present representing the application: Applicant Rose Foli.

Manager of Administrative Services Beth Baker confirmed the applicant had submitted the proof of posting and certified mailing receipts; the Planning Office had the public notice published in the Crested Butte News and the Gunnison County Times.

Foli explained they are requesting an approval to subdivide 33 acres into three individual parcels. The southernmost lot has an existing residence and an existing well, and the two northern parcels are vacant. The well was retested for the State and the results have been submitted. The proposed subdivision will require additional water augmentation.

Starkebaum noted the Colorado Division of Water Resources has required a 24 hour pump test to determine the adequacy of water. Foli said the test has been conducted and they are waiting for the results, which they will submit to the State and County. She said augmentation water is required for lot one and the existing well will be re-permitted.

Starkebaum said staff had not received any written or verbal comments from the public.

There were no members of the public present for the hearing.

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Fulton itemized the requirements to proceed to a final approval; pump test results approved by the State and County, additional augmentation water for lot one, and the re-permitting of the well on lot one.

The commissioners directed staff to prepare a draft recommendation of approval for the next work session.

Fulton closed the joint public hearing at 9:15 A.M.

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Starlight Subdivision (LUC-16-00034) **The** Gunnison County Planning Commission and Board of County Commissioners conducted a joint public hearing. They reviewed the request to subdivide 38-acres into two lots; one of 33-acres with existing residence, and one of three-acres. Water and sewer will be provided to the three-acre lot by the Mt. Crested Water and Sanitation District. The property is directly west of the Pitchfork Development, within the NE1/4SW1/4 Section 26, T13S R86W, 6th P.M.

With a quorum present Chairman Fulton opened the joint public hearing.

Present representing Planning Commission and the BOCC: Commissioners Fulton, Venard, Diani, and Cattles, and BOCC members Jonathan Houck and John Messner.

Present representing staff; Director of Community Development Cathie Pagano, Assistant Director of Community Development Neal Starkebaum and Manager of Administrative Services Beth Baker.

Present representing the application: Wayne Meredith and Whitney Meredith.

Manager of Administrative Services Beth Baker confirmed the applicant had submitted the certified mailing receipts and proof of posting; the Planning Department had the public hearing notice published in the Crested Butte News and the Gunnison Country Times.

Applicant Wayne Meredith explained they are proposing to subdivide their 36 acre parcel into two parcels, one 33 acres and one three acres. He noted the acreages have changed because of a recent survey. They have existing agreements with Mt. Crested Butte Water and Sanitation District to provide water and sewer. Mt. Crested Butte has provided access to the Meredith's and they have approved water and sewer taps for up to nine single family residences and caretakers units. Meredith said using the Big Sky Subdivision access reduces the length of his driveway by approximately 400 ft. They have committed to a residence of no more than 5,000 sq. ft. in size.

Starkebaum said the applicant had submitted additional documentation to explain the reduction in the lot sizes. They have also submitted draft protective covenants which address the building envelope and size limitations for the house. He reiterated that Mt. Crested Butte Water and Sanitation District has agreed to provide water and sewer service to the parcel. He added staff has received multiple public comments, and they have all been forwarded to the commissioners and placed in the Community Development application file.

There were no questions from the Board of County Commissioners or the Planning Commissioners.

Public Comments:

Bill Coburn homeowner in and developer of the Pitchfork Subdivision illustrated the snow storage existing issues on a plat. His only issue with the Meredith's plan is the lack of availability for Pitchfork snow storage. The snow storage is currently very tight in Pitchfork. He asked if Meredith would be willing to provide additional snow storage on their property for Pitchfork Subdivision.

Meredith said when snow is pushed on to their site it is a big mess to clean up in the spring melt, because of all the trash in the snow, and the chemicals used on the roads kill his meadow grass. He has not seen anyone for the Town, Big Sky or Pitchfork help in the yearly cleanup.

Starkebaum explained there is an existing agreement with Mt. Crested Butte and the applicants for snow storage on their property, until there is a house on the site. Meredith said there had been a problem when Pitchfork was being built with debris that was never addressed. He added pushing snow onto his site destroys the grass, so Mt. Crested Butte has

been blowing the snow, and that is a better method. Meredith said they would not be doing anything for access in Ptichfork at this time. He added there was actually more snow storage in Pitchfork than Big Sky.

Messner pointed out there is an existing agreement between the Town and Meredith for snow storage. Meredith said the snow from each individual's sidewalks and driveways is not included in the agreement.

Fulton asked who does snow removal in Pitchfork; Coburn said Mt. Crested Butte clears the streets, not the driveways or sidewalks.

Starkebaum asked if there had been an issue historically with snow storage; Coburn said no, but this is a particularly big snow year. The issue is the very limited areas to put the snow. One of the areas where the town can now put the snow is where the Meredith's are proposing to use for their access.

Fulton asked if there is room enough in Pitchfork to take what snow is there and push it into the existing areas; Coburn said they need all the room for snow, with this new proposal they are losing snow storage.

Whitney Meredith asked Coburn if he was aware of the agreement between Mt. Crested Butte and the applicants when he developed Pitchfork; Coburn said yes, but they are still asking to get some snow storage from the applicants.

Coburn requested clarification of the driveway and building site. Wayne Meredith said it will be simple driveway off of Big Sky. The building site is at the top of the hill approximately 200 ft. from Coburn's house, on the top of the hill.

Venard asked if Mt. Crested Butte has a snow removal plan covering these types of things.

Ed Corcoran resident in Ptichfork said he lives across from the snow storage area and it is filled with snow most of the time. Snow is regularly stored there and trucked out. There was not enough snow storage planned and it is already a very difficult situation. It is important to maintain the current level of snow storage and any additional storage would be beneficial. Meredith noted the Town has the right to store snow on his property but Ptichfork does not have the right to store snow from their driveways, and sidewalks, etc. He questioned why he would agree to more snow storage when they are only proposing one home and he could have built nine homes.

Cassie Cadenhead resident in Big Sky pointed out using Big Sky as the access point is a one way road and it would impact the entire block. She asked about the nine home sites that were approved versus building the one additional home.

Meredith noted they have been granted a legal access through Big Sky and not using it would require a much longer driveway and snow storage behind Pitchfork; a shorter driveway is preferable. They have worked with both the County and Town, selling several acres to the County and allowing the Town a bike path, the applicants were promised access to nine home sites. Meredith is asking to do a simple subdivision on this site, they also have access to the next site behind this parcel and could at some time in the future add the nine home sites that have been promised. He said they are actually protecting the views. They graze cattle there, but they do not know what the future will bring.

Messner asked about the covenants; Meredith said this parcel will not be further subdivided. He added the only access to this other property would be a potential easement through their own property.

Cadenhead voiced her concerns with the potential impacts to the road because of the large construction vehicles. She was very concerned about the potential construction traffic, and a blind corner on the road. She inquired how those road impacts would be paid for. Meredith noted there is already significant construction traffic in Mt. Crested Butte, they have no agreement with Mt. Crested Butte to maintain the streets. He reiterated this is one house that could require trucks for grading and excavating which is standard construction traffic for one home. Fulton said Mt. Crested Butte would be in charge of any safeguards put in place on the road.

Corcoran asked about the covenants and no further development; Meredith explained the covenants refer to the 33 acre parcel.

Roman Kolodzie resident in Pitchfork thanked the Meredith's for allowing the KBUT radio towers on their property, and offered to help with the spring cleanup. He has submitted comments and noted he was concerned with the proposed

access point. The access suggested by Kolodzie creates concerns for the Meredith's. Whitney Meredith said they do not want to share a driveway and share the maintenance costs. Wayne Meredith added livestock getting out would be a worry. Whitney Meredith said their own driveway is better, and a different configuration would be an unfair burden to put on the applicants. Wayne Meredith said this is an extreme snow year and not typical. Kolodzie said he is passionate about his view shed, and this proposed house could obstruct his view if placed on the top of the hill. Meredith explained the easement is barely off the edge of Washington Gulch and there is no space to build farther over. He added being up against the hill is the least disturbance to the view shed, and views toward Red Lady and down valley will not be obstructed, but he said Kolodzie will be able to see the new house. Whitney Meredith reminded Kolodzie they are asking for one home not nine and no further subdivision of this lot is beneficial to the view.

Kolodzie asked what regulations are in place to protect his view sheds; Starkebaum explained there are standards for ridgeline development. There are also design standards and the applicants are being sensitive to them. Starkebaum said this property does not qualify as a ridgeline vantage, he explained ridgeline regulations, noting there are standards in place.

Cadenhead asked about the difference between a conservation easement and a deed restriction. Starkebaum explained there has to be an entity to hold the easement; it is substantially different. Covenants are a self-imposed and can't be amended without approval of the BOCC.

Kolodzie suggested slowing the process down, because they did not know the exact location of the building site until now.

Houck stated it has been helpful to understand the agreements of access and connectivity that are in place. The snow storage is the responsibility of Mt. Crested Butte.

Messner said it is important this will not be further subdivided in the future and the applicants have agreed on one home rather than nine on this parcel.

Cattles suggested the Pitchfork and Big Sky residents address the road issues and snow storage issues with Mt. Crested Butte. Venard agreed it is the municipality's responsibility. Diani said the applicant should be thanked for the snow storage they do allow on their property.

Fulton closed the joint public hearing, but allowed written comments to be submitted through February 3, 2017. The commissioners directed staff to prepare a draft recommendation of approval for the next work session, to be conducted on February 17, 2017.

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Craig Ridgeline Residence (LUC-16-00037) The Gunnison County Planning Commission conducted a public hearing. They reviewed the request for approval of a single-family residence, in compliance with Section 11-108: Standards for Development on Ridgelines, located on Lot 10, Star Mountain Ranch, at the end of Kestrel Drive, approximately 18 miles north of the City of Gunnison, east of CR 730 (Ohio Creek Road)

With a quorum present Chairman Fulton opened the public hearing.

Manager of Administrative Services Beth Baker confirmed the applicant had submitted proof of posting and the certified mailing receipts and the Planning office had the public notice published in the Crested Butte News and Gunnison Country Times.

Present representing Planning Commission; Commissioners Fulton, Venard, Cattles and Diani.

Present representing Staff; Assistant Director of Community Development Neal Starkebaum and Manager of Administrative Services Beth Baker.

Present representing the application: engineer Ben White.

White said he did speak to the Rodman ranch owner but that was the only communication since the last work session.

There was no public present at the hearing.

Starkebaum said staff had received no written or verbal comments from the public. The HOA had submitted comments and the covenant had been worked through.

Fulton closed the public hearing at 11:25 A.M.

Moved by Venard seconded by Cattles to approve the recommendation of LUC-16-00037 ridgeline residence as amended.

PROJECT DESCRIPTION:
Darin and Cathy Craig, represented by Ben White, Ben White Architecture, have submitted an application for the construction of a single-family residence, with an attached garage, in compliance with *Section 11-108: Standards for Development on Ridgelines*, *Gunnison County Land Use Resolution*.

Submittal documentation includes the following:

- "Ridgeline Analysis – The Craig Residence" prepared by Ben White, White Architecture, March 12, 2016.
- Star Mountain Ranch Association approval letter, Gretchen Adams, President, SRM Board of Directors, January 6, 2017.
- Restrictive Covenant

The analysis indicates that the proposed structure would be back screened by existing vegetation from ridgeline vantages on County Road 730 (Ohio Creek Road). The lot is predominately sagebrush, with the building site backed by a mixed stand of aspen and conifers.

The site is located on Lot 10, Star Mountain Ranch, at the end of Kestrel Drive, approximately 18 miles north of the City of Gunnison, east of Ohio Creek Road.

IMPACT CLASSIFICATION:
The project, by definition, is a minor impact.

PLANNING COMMISSION MEETING DATES:
The Planning Commission held meetings on the subject project on the following dates:

- December 2, 2016 Work Session
- December 2, 2016 Site Visit
- January 20, 2017 Public Hearing

ONSITE VISIT:
The Planning Commission conducted a site visit on December 2, 2016. The Commission members visited the building site and viewed the site from the ridgeline vantage locations on Ohio Creek Road. The Commission members noted that the site will not be easily visible and is a significant distance from any of the vantage points on Ohio Creek Road.

PUBLIC HEARING:
A public hearing was held on January 20, 2017; at that time, no public was present and no written public comments were received by the Commission.

COMPLIANCE WITH *SECTION 11-108: STANDARDS FOR DEVELOPMENT ON RIDGELINES* OF THE GUNNISON COUNTY LAND USE RESOLUTION:
The applicants provided a detailed ridgeline analysis, including detailed architectural drawings of the site profile, prepared by Ben White, Architect, Ben White Architecture. The drawings and site plans, as noted above, depict the location, form and scale of the proposed structures in relation to the existing trees on the parcel and the ridgeline vantage locations on Ohio Creek Road.

The proposed residence is partially visible on a ridgeline that is more than 150 feet vertically higher from the closest point on a ridgeline vantage, pursuant to *Section 11-108: Standards for Development on Ridgelines C. Ridgeline Visibility*.

The applicants have demonstrated through visual analysis that the structure will be significantly screened, in compliance with *Section 11-108: Standards for Development on Ridgelines. I.1.d: If Significant Screening Exists and Is Protected, Decision Shall Be Made By Board,* with existing vegetation that is of such volume, density and species that no part of the building that is

partially visible will be visually obtrusive.

The Commission finds that there will be significant vegetative screening existing on the property, located behind the proposed residence to significantly screen the proposed residence, as to make it visually unobtrusive. The distance between the subject parcel and the closest point on the ridgeline vantage is significant and the duration of the visibility is of so short a period of time that those factors will limit the visibility of the proposed residence from the ridgeline vantage.

A restrictive covenant, attached as "Exhibit A," will ensure, in perpetuity, the existence and replacement of the natural vegetation on the applicant's property used for screening. Additionally, the structures on the ridgeline shall have minimum visual impact. The residence will not stand out among its surroundings, nor draw attention to themselves, through the use of reclaimed wood material for siding and exterior colors that blend with surrounding natural terrain. Additionally, rusted metal or another comparably unobtrusive material shall be used for the roof material. The residence is not visible from a municipal ridgeline vantage.

FINDINGS:
The Gunnison County Planning Commission, based on the facts set forth in this Recommendation and on the material facts represented by the applicant, whether or not repeated herein, and the results of an onsite visit and public hearing by the Planning Commission, finds that:

1. The Commission has classified the application as a Minor Impact Project, based upon the impact classification found in *Section 6-102: Projects Classified as Minor Impact Projects F. Development Requiring Detailed Ridgeline Vantage Visibility Analysis.*

2. A detailed visual ridgeline analysis and architectural drawings titled "Ridgeline Analysis – The Craig Residence" prepared by Ben White, White Architecture, March 12, 2016 was submitted with the application.

3. The information and analysis indicate that the proposed structure, under the definition of "ridgeline vantage," would be visible from Ohio Creek Road.

4. Pursuant to *Section 11-108: Standards for Development on Ridgelines*, I. Exceptions the Planning Commission finds by clear and convincing evidence that significant screening exists and that the building site meets or exceeds the following standard:

d. If Significant Screening Exists and is Protected, Decision Shall Be Made by Board. If the Planning Commission finds that the project does not meet the first three requirements of this section, but that any building on the ridgeline shall be <u>significantly</u> screened by existing (as opposed to new) natural vegetation on the applicant's property, of such volume, density and species of tree cover, after provision of defensible space for wildfire hazard, so that no part of the building that is partially visible shall be visibly obtrusive from any ridgeline vantage, at any time of year, the Commission shall so note in a recommendation to the Board, and the Board shall be the decision making body. If approved, the approval shall include:

1. *Recorded Covenant, Easement or Agreement*. A recorded mechanism (e.g. protective covenant, conservation easement, bonding agreement) acceptable to the County must be provided to ensure, in perpetuity, the existence and replacement of the natural vegetation on the applicant's property used for screening; and
2. *Minimal Visual Impact*. When significant screening exists and is protected, the building on the ridgeline shall have minimal visual impact and:

(a.) *Is Not Obtrusive or Visible From A Municipal Ridgeline Vantage*. Must comply with both of the following standards:
(1.) *Obtrusiveness*. The building will blend in with its surroundings and will not stand out in the context of its surroundings nor draw attention to itself; and
(2.) *Municipal Ridgeline Vantage*. The building will not be visible with the naked eye from a municipal ridgeline vantage; and
(b.) *Must Not be Visible from Ridgeline Vantage or Visibility is Only Momentary*. Must comply with and with one of the following standards:
(1.) *Distance from Ridgeline Vantage(s)*. The building will not be visible with the naked eye from near or distant ridgeline vantages; or

(2.) *Number and Length or Duration of Ridgeline Vantages*. The number and length or duration of public road ridgeline vantages from which the building will be visible are so small that the building will be visible only momentarily to passersby.

5. A restrictive covenant was submitted, ensuring, in perpetuity, the existence and replacement of the natural vegetation on the subject property, attached as "Exhibit A".

6. The Planning Commission conducted a site visit on December 2, 2016 and viewed the building site and from points on the ridgeline vantage on Ohio Creek Road. The Commission found that the site would be visually unobtrusive due to distance and screening from the ridgeline vantage.

7. The elevation difference between the building site and the ridgeline vantage on Ohio Creek Road is greater than 150 feet.

8. The proposed structures will blend with the surroundings. The house siding will be reclaimed lumber, using unobtrusive exterior colors that blend with the surrounding natural terrain. The roof material proposed is rusted metal or another comparably unobtrusive material. No shiny metal roof shall be allowed, as identified in the restrictive covenant.

9. All exterior lighting shall be directed downward, as identified in the restrictive covenant.

10. This review and decision incorporates, but is not limited to, all the documentation submitted to the County and included within the Planning Office file relative to this application; including all comments at the public hearing, exhibits, references and documents as included therein.

11. This permit may be revoked or suspended if Gunnison County determines that any material fact set forth herein or represented by the applicant was false or misleading, or that the applicant failed to disclose facts necessary to make any such fact not misleading.

12. The removal or material alteration of any physical feature of the property (geological, topographical or vegetative) relied on herein to mitigate a possible conflict shall require a new or amended land use change permit.

13. Approval of this use is based upon the facts presented and implies no approval of similar use in a different location and with different impacts on the environment and community. Each such future application shall be required to be reviewed and evaluated on its own facts, subject to its compliance with current regulations, and its impact to the County.

CONDITIONS:
The Gunnison County Planning Commission, having considered the submitted analysis, site plan, site observations and public testimony, has reached the above Findings and recommends to the Board of County Commissioners, that LUC2016-00037 - Craig Ridgeline Residence, be approved with the following conditions:

1. This permit is limited to activities described within the "Project Description" of this application, and as depicted on the Site Plan submitted as part of this application. Expansion or change of this use will require either an application for amendment of this permit, or submittal of an application for a new permit, in compliance with applicable requirements of the *Gunnison County Land Use Resolution*.

2. That this approval be memorialized by Board Resolution and recorded within the Office of the Gunnison County Clerk and Recorder.

3. A restrictive covenant ensuring, in perpetuity, the existence and replacement of the natural vegetation on the subject property, attached as "Exhibit A.", shall be executed prior to approval by the Board. The restrictive covenant shall be recorded contemporaneously with the Board Resolution, within the Office of the Gunnison County Clerk and Recorder.

4. This permit may be revoked or suspended if Gunnison County determines that any material fact set forth herein or

represented by the applicant was false or misleading, or that the applicant failed to disclose facts necessary to make any such fact not misleading.

5. The removal or material alteration of any physical feature of the property (geological, topographical or vegetative) relied on herein to mitigate a possible conflict shall require a new or amended land use change permit.

6. Approval of this use implies no approval of any such similar use on any other parcel. Review of this application has considered the impact of this proposed use in the context of cumulative impacts to the environment and the community in the context of its compliance with County land use standards. Approval of this use is based upon the facts presented and implies no approval of a similar use in a different location and with different impacts on the environment and community. Each such future application shall be required to be reviewed and evaluated on its own facts, subject to its compliance with current regulations, and its impact to the County.

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John Norton, Gunnison-Crested Butte Tourism Association; The Gunnison County Planning Commission conducted a work session/ education session.

No minutes were taken.

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Crested Butte Horse Park (LUC-16-00005) The Gunnison County Planning Commission conducted a work session. They reviewed the request for the subdivision of a 73.25 acre parcel into two parcels. The commercial development of a horse park and related buildings (approximately 40,000 square feet total) that will provide horseback riding lessons, riding facilities, horse clinics, horse competitions, training, equine centered vacations, horse camping, concierge services for guests, and horse boarding and training for the public. The property is located at 20601 Hwy 135 and legally described as a 6.1 acre tract in SW4SW4, Section 27 and a 66.1-acre tract in S2SE4 Section 28, Township 14 South, Range 85 West, 6th p.m. The parcel is on the west side of Highway 135 across from Cement Creek Road.

With a quorum present Chairman Fulton opened the work session

Present representing Planning Commission; Commissioners Fulton, Venard, Diani and Cattles.

Present representing Staff; Director of Community Development Cathie Pagano and Manager of Administrative Services Beth Baker.

Present representing the application Heath Hansons.

Hansons submitted a new site plan noting a new location of the event camping area #12 and the hayshed which has been moved to the south to adhere to Crested Butte Fire District's requirements. They will stabilize the subgrade and plant grass. The highlighted area to the west side of the loop will be one way traffic.

Pagano said Crested Butte Fire District has confirmed they approve the site plan, and there are no required changes.

Pagano said the CDOT permit should be forthcoming soon.

The public hearing has been scheduled on February 17, 2017.

Fulton closed the work session at 1:20 P.M.

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Fulton adjourned the regular meeting of the Gunnison County Planning Commission January 20, 2017, at 1:30 P.M.

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/S/ Beth Baker
Community Development Department Services Manager
Gunnison County Community Development Department

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