

**NOTICE OF PUBLIC HEARING
CONCERNING A LAND USE CHANGE PERMIT
APPLICATION FOR THE DEVELOPMENT OF THE SHADY ISLAND
RIVER PARK**

HEARING DATE, TIME AND LOCATION: The Gunnison County Planning Commission will conduct a public hearing on **January 24, 2020 at 9:00 a.m.** in the Planning Commission Meeting Room, 2nd Floor, Blackstock Building, 221 N. Wisconsin, Gunnison, Colorado, to hear public comment concerning land use change permit application LUC-19-00037.

APPLICANT: The applicant is Gunnison County, represented by John Cattles, Director of Sustainable Operations.

LOCATION: The site is legally described as 10.5 acres in the NE1/4, Section 24, Township 50 North, Range 1 West, NMPM. 2728 Highway 135, the subject parcel is approximately 1.7 miles north of the City of Gunnison.

PROPOSAL: The applicant proposes the development of 10.5-acre site into a river park. The primary purpose of the park will be to provide riverside boat access and adequate parking and sanitary facilities. The current access site (across Hwy 135) at “North Bridge” is not a legal, permitted use nor does it provide adequate parking or infrastructure.

The following amenities are proposed at the Park: 36 trailer parking spaces and 43 vehicle parking spaces; 19 walk-in, tent only campsites and camp host site; Boat prep and staging area; Boat ramp; Restrooms; Picnic shelter; Nature play area; Nature trails; ADA access; and instream fisheries habitat improvements.

PUBLIC PARTICIPATION: The public is invited to submit oral or written comments at the hearing, or to submit written comments by email: planning@gunnisoncounty.org; or letter (Community Development, 221 N. Wisconsin, Suite D, Gunnison, CO 81230), so long as they are received by 5 p.m. the afternoon before the date of the meeting so that they may be submitted for the public record during the hearing. A copy of the application is available online at: <https://www.gunnisoncounty.org/436/Permit-Database>. Additional information may be obtained by calling the Community Development Department at (970) 641-0360.

ADA ACCOMMODATIONS: Anyone needing special accommodations as determined by the *American Disabilities Act* may contact the Community Development Department prior to the day of the hearing.