GUNNISON COUNTY PLANNING COMMISSION
PRELIMINARY AGENDA: Friday, May 2, 2014

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. **Sonrise, LUC-13-00025,** Planning Commission will leave for site visit

9:45 a.m. **Sonrise, LUC-13-00025,** site visit/no action, request for the construction of three residences on one 13-acre parcel. Sonrise Mountain Ranch is a retreat center and is supported by full time and seasonal staff at 1670 County Road 858 and legally described as 13.673 acres in SE1/4, SW1/4, Section 32, Township 47 North, Range 6 West.

Lunch

1:00 p.m. **Sonrise, LUC-13-00025,** public hearing/work session/no action, request for the construction of three residences on one 13-acre parcel. Sonrise Mountain Ranch is a retreat center and is supported by full time and seasonal staff at 1670 County Road 858 and legally described as 13.673 acres in SE1/4, SW1/4, Section 32, Township 47 North, Range 6 West.

2:00 p.m. **Gunnison/Crested Butte Industrial Special Area** work session/no action, proposed Special Area to designate geographic areas in which land development and land use is identified as being appropriate for industrial uses; on lands generally located adjacent to the Signal Peak Industrial Park, east of Gunnison and the Riverland Industrial Park, south of Crested Butte; direction to staff on recommendation

End of Meeting
- Report of actions taken by BOCC.
- A brief period in which Commission debriefs on the day's processes, etc. No discussion or action on any specific Land Use Change Permit applications will take place at this time.

Adjourn

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The Planning Office has each application available for review on the County website. Please use the Permit Database Link-http://gunnisoncounty.org/436/Permit Database. Using the project number, you will be able to view all documents in the application files. Please call the office at 970-641-0360 with any questions.

NOTE: To receive e-mail / mobile device notification of Planning Commission Agendas, etc. Please go to Notify Me on the Gunnison County Web site or use http://gunnisoncounty.org/list.aspx , to sign up for notifications.

NOTE: Unless otherwise noted, all meetings are conducted in the Blackstock Government Center Meeting Room at 221 N. Wisconsin St. in Gunnison, across the street from the Post Office. This is a preliminary agenda; agenda times may be changed by the staff up to 24 hours before the meeting date. If you are interested in a specific agenda item; you may want to call the Community Development Department (970-641-0360) ahead of time to confirm its scheduled time.

Anyone needing special accommodations please contact the Community Development Department before the meeting.

GUNNISON COUNTY PLANNING COMMISSION
REGULAR MEETING
May 2, 2014
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The Gunnison County Planning Commission conducted a regular meeting, in the Commissioners' Meeting Room in the Blackstocks Government Center, Planning Commission meeting room. **Present were:**

Chairman- Kent Fulton
Commissioner-Warren Wilcox
Commissioner-A.J Cattles
Alternate Commissioner- Tom Venard
Alternate Commissioner- Jack Diani

Director of Community Development- Russ Forrest
Assistant Director of Community Development- Neal Starkebaum
Senior Planner- Cathie Pagano
Planning Services Manager- Beth Baker

Absent; Commissioners Jeremy Rubingh and Susan Eskew

Others present as listed in text

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With a quorum present Chairman Kent Fulton opened the May 2, 2014, regular meeting of the Planning Commission.

Fulton seated both Alternate Commissioners Tom Venard and Jack Diani for the day.

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Moved by Cattles seconded by Wilcox to approve the Planning Commission minutes dated April 18, 2014, as amended. The motion passed unanimously.

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Sonrise, LUC-13-00025: The Gunnison County Planning Commission conducted a site visit. A request for the construction of three residences on one 13-acre parcel. Sonrise Mountain Ranch is a retreat center and is supported by full time and seasonal staff at 1670 County Road 858 and legally described as 13.673 acres in SE1/4, SW1/4, Section 32, Township 47 North, Range 6 West.

No Minutes take at site visit.

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Sonrise, LUC-13-00025; The Gunnison County Planning Commission conducted a public hearing. They reviewed the applicant's request for the construction of three residences on one 13-acre parcel. Sonrise Mountain Ranch is a retreat center and is supported by full time and seasonal staff at 1670 County Road 858 and legally described as 13.673 acres in SE1/4, SW1/4, Section 32, Township 47 North, Range 6 West.

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

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

Sonrise was represented by Consultant Bob Hurford, applicant representatives Matt McGee, and Roger Drown.

Commissioners Site Visit comments;

- **Wilcox**- He knew the area and the site is what he had expected
- **Cattles-**He agreed everything as expected; and some of green spots on the map were irrigated areas
- **Diani-** Asked why home site one's driveway was configured the way it is; it was constructed to comply with County standards.
- **Venard**-It was as expected
- **Fulton-**Most of water drains into canal

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Hurford said he was pleased the site visit showed the proximity of the canal. He does understand the concerns of the staff for regarding clustering the residences. Clustering works well on the other parcel, but it is necessary to separate the staff residences from the camp residences. He explained the facility is a family retreat center.

Staff:

Pagano explained the *Gunnison County Land Use Resolution* (LUR) encourages clustering to the maximum extent feasible and reasonable on a site. The Environmental Health Board will decide the configuration of the septic systems; shared or not.

Planning Commission;

Cattles said two houses on the middle parcel would not be practical or feasible because of the grade and wetlands.

Fulton asked if they were installing other culvert; Huford said there is a need for a culvert between home sites one and three.

Venard added any drainage will flow down the sides of the road.

Fulton asked if the applicants had considered any other locations on this property for the home sites; McGee said they had but these home sites are the ones they think will best fit their needs.

Pagano noted there had been three public comments received in favor of the application.

Fulton closed the public hearing at 1:35 P.M.

The commissioners directed staff to prepare a draft recommendation of approval, for review at the May 16, 2014 Planning Commission meeting.

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Gunnison/Crested Butte Industrial Special Area LUC-14-00013; The Gunnison County Planning Commission conducted a work session. They discussed the proposed Special Area to designate geographic areas in which land development and land use is identified as being appropriate for industrial uses; on lands generally located adjacent to the Signal Peak Industrial Park, east of Gunnison and the Riverland Industrial Park, south of Crested Butte.

With a quorum present Chairman Kent Fulton opened the work session.

Director of Community Development Russ Forrest, Assistant Director of Community Development Neal Starkebaum and GIS Mike Pelletier were present for the work session.

Wilcox said in the short term the areas in question have already been developed. The area next to Riverland, in the north end makes sense for lighter uses. The Gunnison site is already developed; should be looking for sites off the highway, with less visibility.

Venard agreed with Wilcox. He added the road block has been the lack of infrastructure, and utilities.

Diani agreed with a north end transitional use area. He suggested using some of the areas in the City that are not being used to their highest purpose.

Fulton suggested taking the north end out of the industrial designation areas, rather than describe them as good for transitional uses; eliminate that area from the regulations.

It was noted there currently are three areas for industrial uses; the Gold Basin, Signal Peak and Riverland Industrial Parks. Starkebaum reminded the commissioners neither Signal Peak nor Riverland have central water and sewer.

The commissioners discussed different areas for industrial designation. Starkebaum explained much of the area away for the highways could be in Sage-grouse habitat.

The commissioners recommended;

- Do not include the north end of the Riverland area
- Do include the south end of the Riverland area
- Do include the current Riverland Industrial Park
- Do not include the area of the recently approved Tomichi Gravel Pit
- Do include the current filings one and two of Signal Peak
- Do include the Vista Business Park area next to Signal Peak

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The commissioners suggested looking for other areas for the industrial designation. They were uncomfortable with industrial on both sides of the highway.

The commissioners reviewed the draft regulations. The amended regulations will be reviewed for action at the Planning Commission meeting on May 16, 2014.

Written comments will be accepted until May 15, 2014.

END OF DAY DISCUSSION;

Forrest said the Board will be meeting to discuss the marijuana regulations on May 13, 2014.

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Fulton adjourned the meeting at 3:40 P.M.

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

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