GUNNISON COUNTY PLANNING COMMISSION
PRELIMINARY AGENDA: FRIDAY, MARCH 20, 2015

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. **High Cimarron LLC,** work session/ no action, request for the construction of a road to provide access to eight 35-acre privately owned tracts, a 20-acres lake & nine ponds, and four HOA parcels ranging in size from 35-acres to 80-acres. Located in Sections 22,27,28,33,34 & 35, T47N, R7W, in Gunnison County, entering the property from County Road 858.

Can be viewed on Gunnison County.org , link to
http://204.132.78.100/citizenaccess/

Click on Projects- **Click** on Application #- Use application # **LUC-14-00028**- **Click** on Attachments to view any document in file.

Adjourn

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GUNNISON COUNTY PLANNING COMMISSION
REGULAR MEETING
March 20, 2015
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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
Vice-Chairman- Jeremy Rubingh
Commissioner- Tom Venard
Commissioner-Jack Diani
Commissioner- John Messner

Director of Community Development- Russ Forrest
Assistant Director of Community Development- Neal Starkebaum

Community Development Services Manager-Beth Baker
Others present as listed in text

Absent; Commissioners A.J. Cattles and Molly Muggleston

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8:54:20 AM With a quorum present Chairman Kent Fulton opened the March 20, 2015, regular meeting of the Planning Commission.

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10:58:49 AM **High Cimarron LLC;** The Gunnison County Planning Commission conducted a work session with no action. They discussed the request for the construction of a road to provide access to eight 35-acre privately owned tracts, a 20-acre lake & nine ponds, and four HOA parcels ranging in size from 35-acres to 80-acres. Located in Sections 22,27,28,33,34 & 35, T47N, R7W, in Gunnison County, entering the property from County Road 858.

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

Present representing the Planning Commission; Kent Fulton, Jeremy Rubingh, Jack Diani, Tom Venard, and John Messner.

Present representing Gunnison County Community Development staff; Director of Community Development-Russ Forrest, and Planning Services Manager- Beth Baker.

Present representing applicant, High Cimarron LLC- Manager, Jim Aronstein, and Randy Fender.

Aronstein explained the project to the commissioners.

Forrest noted staff has done several site visits. He said the focus of the Planning Commission will be the review is the road.

GIS manager Mike Pelletier was present to show the parcel on the website.

Aronstein described the property; it is in three counties, Gunnison, Montrose and Ouray counties. The road is plowed all the way to the property boundaries. The road has been there for approximately 50 years, but was in disrepair when Aronstein purchased the property, in 2004. The current road was primarily in place; they did fix it up and do graveling.

Aronstein explained there will be eight lots in Gunnison County, and four lots in Montrose County. The average size of a lots would be over 100 acres; there can only be one house on each lot. The road will be covered by a storm water discharge permit.

Aronstein described the new alignment and inserted culverts and drainage. The realignment will only be .56 mile of the road.

Venard asked about portions of the old road; Fender said it would be revegetated.

Venard asked if anything downslope would be impacted; Fender said no.

Aronstein said they would be building a day lodge and would consider moving the present yurt. The yurt would become a warming hut on the mountain. There will also be a stable, equipment barn and loafing sheds.

Their property is surrounded by BLM and National Forest, and several individually owned parcels.

They have a gravel pit on the property; they use the gravel for their own roads. Portions of the road goes through extreme wild fire hazard areas.

Rubingh was concerned with the section of the road with the avalanche shoot above it.

Engineering firm SGM will attend a Planning Commission meeting, to describe the drainage and storm water management.

The Planning Commission will conduct a site visit.

There will be a public hearing conducted on May 1, 2015.

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10:33:17 AM **END OF DAY DISCUSSION;**
No minutes were taken.

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Fulton adjourned the meeting at 11:00 A.M.

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

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