GUNNISON COUNTY, COLORADO
COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT

Rocky Mountain Biological Laboratory (RMBL)

Land Use Change Permit Application:	Rocky Mountain Biological Laboratory (RMBL)
Application No:	LUC-2015-00031
Date application scheduled with Planning Commission:	November 20, 2015
Prepared by:	Neal Starkebaum, Assistant Director

APPLICANT/AUTHORIZED REPRESENTATIVE:	Ian Billick, Executive Director - RMBL
PROPERTY OWNER:	The Corporation of the Rocky Mountain Biological Laboratory at Gothic
PROJECT DESCRIPTION:	The applicant is requesting an increase from the current limit of 160 concurrent summer residents to 180. The 160 residents was a threshold, self-imposed by RMBL as part of the 1984 Master Plan (LUC 1984-33), amended and approved by the BOCC on June 6, 1989. No other changes are requested. The applicant indicates that the existing infrastructure (housing, water, sewer, parking) at the Gothic facility is more than adequate to handle the increase to 180 concurrent residents. Additionally, the applicant wishes to establish/amend maximum occupancies for individual cabins, as described in the 1989 approval, as those occupancies have changed over time. The occupancies of the cabins are based upon the historic patterns of use, and this will formalize the occupancies in the current use of the facility.
PROPERTY LOCATION:	RMBL is located on 230-acres, legally described as Blk 1, All of Blks 2-36, Smelter Grounds Except Blk 37, All of First Addition Located In S/2NE/4, All Of L A Waits Second Addition Located In S/2NE/4, W/2NE/4 & SE/4NE/4 Town Of Gothic E/2NW/4 Section 3 Township 13 South Range 86 West, 6th P.M.
SURROUNDING LAND USES:	The town site of Gothic is surrounded by National Forest on the east, north, and west. Private parcels are located to the south of the town site.
INITIAL IMPACT CLASSIFICATION:	Minor Impact, pursuant to Section 6-102: Projects Classified as Minor Impact, L. Expansion of Existing Commercial, Industrial.
AGENCY AND DEPARTMENT REVIEWS:	▪ GC Environmental Health ▪ GC Public Works ▪ Crested Butte Fire Protection District ▪ County Sheriff
ATTACHED EXHIBITS:	▪ Copy of application
STATUS OF APPLICATION:	Work session with applicant November 20, 2015. Public Hearing scheduled for December 4, 2015.

PLANNING COMMISSION TASKS AT INITIAL WORK SESSION:		— Acknowledge receipt of application by applicant name, name of development (if applicable) and date of application — Hear applicant presentation — Identify and consider issues — Create list at end of meeting of items to be addressed at next meeting, and the date by which related information is to be submitted — Determine if application is ready to be set for public hearing, or if other work session is required — Set site visit date and determine if application is ready for public hearing
EA or EIS is required for this project	☐ Yes ☒ No	
Project located in Special Geographic Area	☐ Yes ☒ No	
Phasing proposed	☐ Yes ☒ No	
Is a Partially Exempted land use change (Section 1-106)	☐ Yes ☒ No	
PRE-APPLICATION CONFERENCE:		A pre-application conference was conducted on August 6, 2015.

APPLICABILITY OF *LAND USE RESOLUTION* STANDARDS:

STANDARD, BY LUR SECTION, DIVISION AND/OR ARTICLE	**Plan complies, or compliance will be determined during review**	**Staff Comments/ References to specific documentation**
9-101: E. and F.: Secondary residences are allowed, and standards are addressed in covenants	☐ Yes ☐ No ☒ N/A	No secondary uses are proposed as part of this application.
9-102: Home occupations	☐ Yes ☐ No ☒ N/A	No home occupation is proposed as part of this application.
9-103: Bed and breakfast	☐ Yes ☐ No ☒ N/A	No bed and breakfast is proposed as part of this application.
9-203: Mobile home communities	☐ Yes ☐ No ☒ N/A	A mobile home community is not proposed as part of this application.
9-301: Commercial and Industrial Uses	☐ Yes ☐ No ☒ N/A	This is an educational, institutional use.
9-302: Farm or ranch stand	☐ Yes ☐ No ☒ N/A	No farm or ranch stand is proposed as part of this application.
9-303: Dude ranches and resorts	☐ Yes ☐ No ☒ N/A	No dude ranch or resort is proposed as part of this

		application.
9-304: Adult-oriented uses	☐ Yes ☐ No ☒ N/A	No adult-oriented use is proposed.
9-305: Seasonal recreational vehicle parks and campgrounds	☐ Yes ☐ No ☒ N/A	No R.V. parks or campgrounds are proposed as part of this application.
9-400: Minerals and construction materials	☐ Yes ☐ No ☒ N/A	No exploration, extraction, or processing on minerals and construction materials is proposed as part of this application.
9-501: Special events	☐ Yes ☐ No ☒ N/A	No special events are proposed as part of this application.
9-502: Temporary structures	☐ Yes ☐ No ☒ N/A	No temporary structures are proposed as part of this application.
9-503: Satellite dishes	☐ Yes ☐ No ☒ N/A	No satellite dishes are proposed as part of this application.
9-504: Attached wireless communications devices	☐ Yes ☐ No ☒ N/A	No attached wireless communication devices are proposed as part of this application.
9-505: Freestanding wireless communications structures	☐ Yes ☐ No ☒ N/A	No freestanding telecommunication structures is proposed.
9-506: Child care center	☐ Yes ☐ No ☒ N/A	No child care center is proposed as part of this application.
9-507: Group home	☐ Yes ☐ No ☒ N/A	No group home is proposed as part of this application.
9-508: Keeping of livestock not on an agricultural operation	☐ Yes ☐ No ☒ N/A	No livestock is proposed to be kept on the subject parcel as part of this application.
9-509: Camping on individual parcel	☐ Yes ☐ No ☒ N/A	No camping is proposed as part of this application.
9-600: Essential housing	☐ Yes ☐ No ☒ N/A	Not applicable.
10-102: Locational standards for residential development	☐ Yes ☐ No ☒ N/A	Not applicable.
10-103: Residential density	☐ Yes ☐ No ☒ N/A	Not applicable.
10-104: Locational standards for commercial, industrial or other non-residential uses	☐ Yes ☐ No ☒ N/A	The facility is existing. There will be no changes to the existing infrastructure or improvements at the facility.
11-102: Voluntary best management practices	No submittal requirements; no standard of compliance	
11-103: Development in flood hazard areas	☐ Yes ☐ No ☒ N/A	The subject parcel is not in the floodplain, according to County mapping.

11-104: Development in geologic hazard areas	☐ Yes ☐ No ☒ N/A	There are no geologic hazards that affect the existing facility.
11-105: Development in wildfire hazard areas	☐ Yes ☐ No ☒ N/A	The majority of the subject parcel is in a low wildfire hazard area.
11-106: Protection of wildlife habitat areas	☐ Yes ☐ No ☒ N/A	The location is not in County mapped Occupied Sage-grouse habitat. The facility is an existing use. No changes to existing infrastructure and no improvements are contemplated in this request.
11-107: Protection of water quality	☐ Yes ☐ No ☒ N/A	No improvements are contemplated by this application.
11-108: Standards for development on ridgelines	☐ Yes ☐ No ☒ N/A	The proposed development is not on a ridgeline.
11-109: Development that affects agricultural lands	☐ Yes ☐ No ☒ N/A	The facility is an existing use. No changes to existing infrastructure and no improvements are contemplated in this request.
11-110: Development beyond snowplowed access	☐ Yes ☐ No ☒ N/A	The subject parcel is beyond snowplowed access, but Gothic Road is closed during the winter.
11-111: Development on Inholdings in national wilderness	☐ Yes ☐ No ☒ N/A	The subject parcel is not an inholding in national wilderness.
11-112: Development above timberline	☐ Yes ☐ No ☒ N/A	The proposed development is not above timberline.
12-103: Road system	☐ Yes ☐ No ☒ N/A	Comments from Marlene Crosby, Director, GC Public Works,
12-104: Trails	☐ Yes ☐ No ☒ N/A	No trails are impacted or associated with this application.
12-105: Water Supply	☒ Yes ☐ No ☐ N/A	The applicant has provided documentation that the existing water system is more than adequate for 20 additional summer residents.
12-106: Wastewater treatment	☒ Yes ☐ No ☐ N/A	The applicant has provided documentation that the existing wastewater treatment systems are more than adequate for 20 additional summer residents.
12-107: Fire protection	☒ Yes ☐ No ☐ N/A	The property is in the Crested Fire Protection District. A referral was sent to the CBFPD.
13-102: B.: Location within municipal three-mile plan area	☐ Yes ☐ No ☒ N/A	The parcel is within the Mt. Crested Butte Three-Mile Plan area. The facility is an existing use. No changes to existing infrastructure and no improvements are contemplated in this request.
13-103: General Site Plan Standards And Lot Measurements	☐ Yes ☐ No ☒ N/A	The facility is an existing use. No changes to existing infrastructure and no improvements are contemplated in this request.
13-104: Setbacks From Property Lines And Road Rights-Of-Way	☐ Yes ☐ No ☒ N/A	The facility is an existing use. No changes to existing infrastructure and no improvements are contemplated in

		this request.
13-105: Residential Building Sizes And Lot Coverages	☐ Yes ☐ No ☒ N/A	N/A
13-106: Energy And Resource Conservation	☐ Yes ☐ No ☒ N/A	N/A
13-107: Installation Of Solid-Fuel-Burning Devices	☐ Yes ☐ No ☒ N/A	No solid-fuel burning devices are proposed.
13-108: Open Space And Recreation Areas	☐ Yes ☐ No ☒ N/A	There is no open space required for this application.
13-109: Signs	☐ Yes ☐ No ☒ N/A	N/A
13-110: Off-Road Parking And Loading	☐ Yes ☐ No ☒ N/A	Historical use of parking will not change. Most residents do not drive, but are shuttled to Gothic.
13-111: Landscaping And Buffering	☐ Yes ☐ No ☒ N/A	No improvements are contemplated by this application.
13-112: Snow Storage	☐ Yes ☐ No ☒ N/A	N/A
13-113: Fencing	☐ Yes ☐ No ☒ N/A	No improvements are contemplated by this application.
13-114: Exterior Lighting	☐ Yes ☐ No ☒ N/A	No improvements are contemplated by this application.
13-115: Reclamation And Noxious Weed Control	☐ Yes ☐ No ☒ N/A	No improvements are contemplated by this application.
13-116: Grading And Erosion Control	☐ Yes ☐ No ☒ N/A	No improvements are contemplated by this application.
13-117: Drainage, Construction And Post-Construction Storm Water Runoff	☐ Yes ☐ No ☒ N/A	No improvements are contemplated by this application.
13-118: Water Impoundments	☐ Yes ☐ No ☒ N/A	There is no water impoundment proposed as part of this application.
13-119: Standards To Ensure Compatible Uses	☒ Yes ☐ No ☐ N/A	The proposed land use change shall be designed, constructed, and maintained in a manner that will not adversely affect the character and tranquility of nearby residential or public use areas. The facility is an existing use. No changes to existing infrastructure and no improvements are contemplated in this request.