GUNNISON COUNTY PLANNING COMMISSION
PRELIMINARY AGENDA: FRIDAY, November 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. **Rocky Mountain Biological Laboratory, represented by Dr. Ian Billick, Executive Director**, work session/no action, request for an increase from the current permitted limit of 160 summer, concurrent residents to 180. The existing infrastructure at the Gothic facility would accommodate the increased number of residents. 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.
LUC-15-00034

9:45 a.m. **David Mattox**, work session/no action, request to convert existing two-unit townhome into a tri-plex; conversion of existing basement into a third unit; located at 454 Teocalli Road, C.B. South, legally described as Lot 7, Block 11, Crested Butte South, 2nd Filing
LUC-15-00036

10:15 a.m. **Slate River Holdings, represented by Scott Hargrove**, work session/no action, request for the construction of an 8,000 square foot storage building, including 58 self-storage units and a shop bay; located at 469 Riverland Drive, legally described as Lot 16, Riverland Industrial Park
LUC-15-00032

11:00 a.m. ***Gunnison County Land Use Resolution* amendments**, Staff, work session/no action, review of proposed *Land Use Resolutions* amendments

Adjourn

The applications can be viewed on gunnisoncounty.org,
link to http://204.132.78.100/citizenaccess/

- Public access
- Projects
- Application #
- **LUC-15-00034**
- **LUC-15-00036**
- **LUC-15-00032**
- Attachments

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GUNNISON COUNTY PLANNING COMMISSION
REGULAR MEETING
November 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
Alternate Commissioner- John Messner

Director of Community Development- Russ Forrest
Assistant Director of Community Development- Neal Starkebaum
Community Development Senior Planner-Cathie Pagano
Community Development Services Manager-Beth Baker
Others present as listed in text

Absent; Commissioners Molly Mugglestone and AJ Cattles

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With a quorum present Chairman Fulton opened the November 20, 2015, regular meeting of the Planning Commission.

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Moved by Denai seconded by Fulton to approve the planning commission meeting minutes dated October 16, 2015 as amended. The motion passed unanimously.

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Rocky Mountain Biological Laboratory- LUC-15-00034; The Gunnison County Planning Commission conducted a work session/no action. They reviewed the request for an increase from the current permitted limit of 160 summer, concurrent residents to 180. The existing infrastructure at the Gothic facility would accommodate the increased number of residents. 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.

With a quorum present Chairman Fulton opened the work session.

Present representing the Planning Commission: Kent Fulton, Jeremy Rubingh, AJ Cattles, Jack Diani, and Tom Venard .

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

Present representing the applicant: Director of RMBL Ian Billick and Mike Fabbre.

Billick explained the application. He said RMBL is a non-profit based out of the Gothic Town site. RMBL was established in 1928. They currently maintain 70 buildings, some dated from the 1880's. RMBL went through the County land use process in 1986-87, at which time they put a cap on the individuals living on site to 160. They are currently requesting an increase to that cap to 180 individuals living on site. This is an increase of 20 individuals and will not require an increase of infrastructure.

Starkebaum noted that he and the county building official, Crystal Lambert had recently been onsite to inspect the facilities. Lambert will be providing comments to the commission. Staff has received comments from Public Works, and has requested comments from the Crested Butte Fire District.

Fulton asked if RMBL could accommodate the maximum allowed of 215; Billick said any growth over the 180 individuals requested would likely be accommodated in Crested Butte and Mt. Crested Butte. The existing infrastructure can easily accommodate the 180 individuals requested.

A public hearing has been scheduled for December 4, 2015 @ 10:00 A.M. The commission directed Staff to prepare a draft decision of approval for that meeting.

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David Mattox- LUC 15-00036; The Gunnison County Planning Commission conducted a work session/no action. They reviewed the request to convert existing two-unit townhome into a tri-plex; conversion of existing basement into a third unit; located at 454 Teocalli Road, C.B. South, legally described as Lot 7, Block 11, Crested Butte South, 2nd Filing.

With a quorum present Chairman Fulton opened the work session.

Present representing the Planning Commission: Kent Fulton, Jeremy Rubingh, AJ Cattles, Jack Diani, and Tom Venard.

Present representing Staff: Senior Planner Cathie Pagano, and Community Development Administrative Services Manager Beth Baker.

Mattox explained his application. He purchased the property in July, 2015, with an original arraignment of two units. He then decided that it made more sense to increase the number of units to three. The previous owners had not paid the additional tap fees and he has now paid those fees. They have redesigned the structure so each unit will have its own entrance. Changing the occupancy from two to three units required a land use change. They have CB South POA approval and have addressed the additional Crested Butte Fire District mitigation requirements for a three unit residence.

Pagano explained the standards for this review are residential density. There has been issued a Stop Work Order placed on the project by the county building official, because work was started without a permit.

Rubingh asked if Crested Butte Fire would approve the application; Mattox said as soon as the Stop Work Order is lifted.

Fulton asked if the units could be classified as condominiums; Pagano said no, that would require an additional land use process.

The commission decided a site visit was not necessary, because there was no change to the footprint of the structure.

The commission discussed downgrading the application to an administrative review. They noted that it would not cause any additional impacts to the area. Venard added that the POA had approved the use.

John Messner was seated for a vote on the following motion.

Moved to downgrade the application to an administrative review by Venard, seconded by Messner –commission voting unanimously to downgrade the application from a minor impact to an administrative review.

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Slate River Holdings- LUC-15-00032: The Gunnison County Planning Commission conducted a work session/no action, to discuss a request for the construction of an 8,000 square foot storage building, including 58 self-storage units and a shop bay; located at 469 Riverland Drive, legally described as Lot 16, Riverland Industrial Park.

With a quorum present Chairman Fulton opened the work session.

Present representing the Planning Commission: Kent Fulton, Jeremy Rubingh, AJ Cattles, Jack Diani, and Tom Venard.

Present representing Staff: Senior Planner Cathie Pagano, and Community Development Administrative Services Manager Beth Baker.

Present representing the application: Scott Hargrove.

Hargrove explained his application. He has requested an 8,000 sq. ft. heated storage facility in Riverland Industrial Park. The Crested Butte Fire district concerns have not been addressed yet.

Pagano explained Riverland Industrial Park was approved in the early 1980s and every new development has to come through the county land use process. She noted there is a steep bank on the western side of the parcel so there were some water quality issues, which have been addressed by Hargrove. There are fire district standards for sprinkling which cannot be met. There are mitigation methods being investigated now.

Messner asked if the POA approved the application; Pagano said yes.

Denai asked about the vehicle storage location; Hargrove explained the location. Hargrove agreed moving snow storage to the southern side of the property would be helpful.

The commission agreed no site visit would be required, as they were familiar with the area.

Rubingh asked if the top of lot would be graded; Hargrove said there would be very minor grading, it is basically flat.

A public hearing is scheduled for December 18, 2015; the commission directed staff to prepare a draft decision of approval for review at that meeting.

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***Gunnison County Land Use Resolution* (LUR) amendments-** The Gunnison County Planning Commission conducted a work session/no action, to review the proposed *Land Use Resolutions* amendments.

With a quorum present Chairman Fulton opened the work session.

Present representing the Planning Commission: Kent Fulton, Jeremy Rubingh, AJ Cattles, Jack Diani, and Tom Venard.

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

Starkebaum explained the proposed amendments.

The commissioners discussed the proposed amendments. They expressed concerns with the 180 day limitation for long term camping permits. There will be further discussion on this issue.

The commission directed staff to forward the LUR amendments as presented on to the Board of County Commissioners, except for section 9-509- the 180 day limitation for long term camping permits, which will be discussed again by the commissioners.

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Fulton adjourned the meeting at 12:30 PM.

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

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