

GUNNISON COUNTY PLANNING COMMISSION
PRELIMINARY AGENDA: FRIDAY, December 18, 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.** **Slate River Holdings, represented by Scott Hargrove**, public hearing/possible 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
- 9:45 a.m.** **Rocky Mountain Biological Laboratory, represented by Dr. Ian Billick, Executive Director**, work session/possible 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
- 10:30 a.m.** **Gunnison County Land Use Resolution amendments**, Staff, work session/possible 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-15-00032**
- **LUC-15-00034**
- Attachments

**GUNNISON COUNTY PLANNING COMMISSION
REGULAR MEETING
December 18, 2015**

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	Director of Community Development- Russ Forrest
Vice-Chairman- Jeremy Rubingh	Assistant Director of Community Development- Neal Starkebaum
Commissioner- Tpm Venard	Community Development Senior Planner-Cathie Pagano
Alternate Commissioner-Molly Mugglestone	Community Development Services Manager-Beth Baker
	Others present as listed in text

Absent; Commissioner Jack Diani, John Messner and A.J. Cattles

With a quorum present Chairman Fulton opened the December 18, 2015, regular meeting of the Planning Commission.

Moved by Fulton seconded by Rubingh to approve the Planning Commission meeting minutes dated December 4, 2015, as presented. The motion passed unanimously.

Commissioner Molly Mugglestone was seated for the December 18, 2015 meeting of the Planning Commission.

Slate River Holdings- LUC-15-00032: The Gunnison County Planning Commission conducted a public hearing/possible 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 public hearing.

Community Development Administrative Services Manager Beth Baker said the applicants have submitted the proof and posting and certified mailing receipts and the Planning office has had notice published in the Crested Butte News and Gunnison Country Times.

Present representing the Planning Commission: Kent Fulton, Jeremy Rubingh, Molly Muggleston, 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 briefly explained his application. He has requested an 8,000 sq. ft. heated storage facility in Riverland Industrial Park.

Rubingh asked about the comments submitted by Crested Butte Fire Protection District, noting fire suppression sprinkling is required. Hargrove said these comments will not change anything. Pagano explained the County is now working on changing the fire code. The new fire suppression tanks are installed. Pagano noted the applicant is required to comply with the current fire code when the building permit is issued. Riverland has increased their fire flows to 500 gallons per minute. The County has hired a fire suppression expert to review Riverland and their fire suppression system.

Rubingh asked about the lease example submitted by Hargrove; Hargrove said the example was similar to what he will be using, including the list of unacceptable uses.

Fulton asked if there would be businesses allowed except the property management business; Hargrove said there would not be.

Rubingh asked about the snow storage issues; Hargrove is amending the site plan and there will be a condition in the Court approval.

Mugglestone asked about inhabiting the storage units; Pagano said there are no living units approved in this application.

Public Comment;

None

Staff Comments

None

Fulton closed the public hearing at 9:25 AM.

The Commission reviewed the draft recommendation.

Moved by Rubingh seconded by Mugglestone to approve LUC-15-00032, Slate River Holdings construction of an 8,000 sq. ft. storage building as amended. The motion passed unanimously.

PROJECT DESCRIPTION:

The applicant proposes an 8,000 square foot, two story, heated storage facility. The building will consist of one 500 square foot shop bay and 58 individual storage spaces for rent in various sizes (6'x10'; 10'x25'). The proposed office space and one of the garage bays will be used for a property management company. The applicant estimates five vehicle trips per day, once construction is complete. The proposed development is an in existing industrial park that was previously approved by Gunnison County. The subject parcel is legally described as Lot 16, Riverland Industrial Park, Filing 2.

IMPACT CLASSIFICATION:

The project, by definition, is a minor impact pursuant to *Section 6-102* and the Board of County Commissioners approval of the Riverland Industrial Park

MEETING DATES:

The Planning Commission held work sessions and public hearings to discuss the Fialkoff application on the following dates:

- November 20, 2015 Work session
- December 18, 2015 Public Hearing and work session

SITE VISIT:

The Planning Commission determined that a site visit was not necessary for this application. Commissioners expressed general familiarity with the Riverland development.

PUBLIC HEARING:

The Planning Commission conducted a public hearing on December 18, 2015. Public comment included:

REVIEW AGENCY REFERRAL COMMENTS:

A copy of the complete application was sent via electronic mail to the following agencies: Colorado Parks and Wildlife, Gunnison County Public Works, Gunnison County Environmental Health, and Crested Butte Fire Protection District. Agency comments are noted in appropriate section below.

COMPLIANCE WITH APPLICABLE SECTIONS OF THE GUNNISON COUNTY LAND USE RESOLUTION:

Section 9-100: *Uses Secondary to a Primary Residence.*

Not applicable. No secondary uses are proposed as part of this application.

Section 9-200: *Special Residential Uses.*

Not applicable. No special residential uses are proposed as part of this application.

Section 9-300: *Commercial and Industrial Uses.*

Applicable, the proposed use is a commercial and the standards of this Section apply. The applicant has not proposed any uses that are not in compliance with this Section. The proposed use is an existing, approved industrial park development.

Section 9-400: *Exploration, Extraction and Processing of Minerals and Construction Materials.*

Not applicable. No exploration, extraction or processing of materials is proposed.

Section 9-500: *Miscellaneous Uses and Activities.*

Not applicable. No miscellaneous uses or activities are proposed.

Section 10-102: *Locational Standards for Residential Development.*

Not applicable, no residential development (subdivision or multi-family development) is proposed as part of this application.

Section 10-103: *Residential Density.*

Not applicable, no residential development (subdivision or multi-family development) is proposed as part of this application.

Section 10-104: *Locational Standards for Commercial, Industrial or Other Non-Residential Uses.*

Not applicable, proposed development is in existing, platted industrial park.

Section 11-103: *Development In Areas Subject to Flood Hazards.*

Not applicable, the subject parcel is not in the 100-year floodplain.

Section 11-104: *Development in Areas Subject to Geologic Hazards.*

Not applicable, the proposed development is not in an area of geologic hazard, according to Gunnison County mapping.

Section 11-105: *Development In Areas Subject to Wildfire Hazards.*

Not applicable, the proposed development is not in an area of high wildfire hazard, according to Gunnison County mapping.

Section 11-106: *Protection of Wildlife Habitat Areas.*

Applicable, the development is subject to the standards of this Section. No comments were received from the Colorado Division of Parks and Wildlife. Since the proposed use is an existing industrial park it is expected that additional impacts to wildlife will be minimal or non-existent.

Section 11-107: *Protection of Water Quality.*

Applicable, proposed development is within 125 feet of a water body. The applicant has submitted a water quality protection plan identifying the location of materials storage, silt fencing and protection measures for the water body. The applicant has agreed to eliminate snow storage from the western portion of the parcel that is at the top of a steep bank which should reduce the possibility of sedimentation of the water body.

Section 11-108: *Standards For Development On Ridgelines.*

Not applicable. The site is not located on a ridgeline.

Section 11-109: *Development That Affects Agricultural Lands.*

Not applicable, the subject parcel will not directly affect agricultural lands.

Section 11-110: *Development Of Land Beyond Snowplowed Access.*

Not applicable, the site is not located beyond snowplowed access.

Section 11-111: *Development On Inholdings In The National Wilderness.*

Not applicable, the site is not located on a National Wilderness inholding.

Section 11-112: *Development On Property Above Timberline.*

Not applicable, the site is not located above timberline.

Section 12-103: *Road System.*

Applicable, a copy of the application was referred to Gunnison County Public Works. Public Works did not comment on the application but will require a driveway permit prior to construction of the driveway and/or building.

Section 12-104: *Public Trails.*

There is no public trail existing or proposed on this site.

Section 12-105: *Water Supply.*

Lots in Riverland Industrial Park are served by a central well for which this parcel is entitled to share.

Section 12-106: *Sewage Disposal/Wastewater Treatment.*

Applicable, the applicant has proposed an onsite wastewater treatment system for the project. A copy of the application was referred to the Gunnison County Environmental Health Official. Lambert noted in an email dated November 13, 2015 that, "An OWTS for Commercial, Industrial, or Multi-family dwelling uses are required to receive authorization by rule or a

class V underground injection permit from the US EPA before an application for an OWTS permit is approved (Section 5-120 of the Gunnison County OWTS Regulations).”

Section 12-107: *Fire Protection.*

The proposed development is located within the Crested Butte Fire Protection District. A letter from the District, dated November 24, 2015 notes, “Pursuant to Gunnison County Resolution 08-47, a monitored automatic fire suppression system shall be required due to lack of central water supply capable of providing the required fire flows.”

Section 13-103: *General Site Plan Standards And Lot Measurements.*

The site plan for this proposed development must meet the site plan criteria of this section, including proposed and existing roads, driveways, lot lines, building sites, and natural features of the site. The site plan prepared by Alpine Dwelling and dated June 11, 2015, meets these criteria.

Section 13-104: *Setbacks from Property Lines and Road Rights-of-Way.*

This section applies; the proposed improvements meet the setback requirements.

Section 13-105: *Residential Building Sizes and Lot Coverages.*

Not applicable, no residential development is proposed as part of this application.

Section 13-106: *Energy and Resource Conservation.*

Not applicable, no residential development is proposed as part of this application.

Section 13-107: *Installation of Solid Fuel-Burning Devices*

This section applies and any solid fuel-burning devices proposed shall comply with this section.

Section 13-108: *Open Space And Recreation Areas*

Not applicable, no requirement of open space is required for this application.

Section 13-109: *Signs.*

There are no signs proposed as part of the submitted application.

Section 13-110: *Off-Road Parking And Loading.*

The number of parking spaces complies with **Appendix Table 3 and this section.**

Section 13-111: *Landscaping And Buffering.*

A landscaping plan is required and has been submitted as part of the site plan. The applicant proposes the installation of fifteen 1.5” diameter aspen trees, three 6’ evergreen trees, four 8’ evergreens, and twelve dogwood shrubs.

Section 13-112: *Snow storage.*

The applicant has identified snow storage locations on the site plan and has agreed not to snow store at the top of the bank on the west side of the parcel so as to prevent sedimentation of the water body below.

Section 13-113: *Fencing*

Applicable, this section applies and any fencing proposed shall comply with this section.

Section 13-114: *Exterior Lighting.*

Applicable, this section applies and any exterior lighting proposed shall comply with this section.

Section 13-115: *Reclamation And Noxious Weed Control.*

A reclamation permit is required for road cutting and/or construction, homesite clearing and berm construction greater than 10,000 square feet.

Section 13-116: *Grading And Erosion Control.*

Grading activities are required to secure a Reclamation Permit from the Public Works Department, pursuant to Section 13-115: *Reclamation and Noxious Weed Control.*

Section 13-117: *Drainage, Construction And Post-Construction Stormwater Runoff.*

Applicable, a commercial or industrial use is required to comply with the standards of this Section, including the submittal of a letter from a Colorado licensed engineer certifying that the projects complies with the standards of this Section.

Section 13-118: *Water Impoundments.*

Not applicable, this project does not propose a water impoundment.

Section 13-119: Standards to Ensure Compatible Uses.

The proposed development has been designed in a manner that will not adversely affect the character and tranquility of nearby residential or public use areas. The project's location in an existing industrial park ensures compatibility of uses.

Article 15: Right-to-Ranch Policy.

This section is not applicable; there are no agricultural lands that will be affected by the uses on the subject parcel.

FINDINGS:

The Gunnison County Planning Commission finds that:

1. This project is classified as a Minor Impact.
2. The applicant has submitted a water quality protection plan, "Water Quality Protection and Construction Management Plan," prepared by Alpine Dwelling and dated November 12, 2015 with the exception that snow storage shall not be located along the top of the bank on the western side of the parcel.
3. This application is consistent with the standards and requirements of this *Resolution*.
4. This review and decision incorporates, but is not limited to, all the documentation submitted to the County and included within the Community Development file relative to this application; including all exhibits, references and documents as included therein.

DECISION:

The Gunnison County Planning Commission, having considered the submitted plan, site observations and public testimony, has reached the above Findings and recommends that LUC-15-00032 be classified as a Minor Impact, and be approved with the following conditions:

1. This permit is limited to activities described within the "Project Description" of this application, and as depicted on the Plan submitted as part of this application. Expansion or change of this use will require either an application for amendment of this permit, or submittal of an application for a new permit, in compliance with applicable requirements of the *Gunnison County Land Use Resolution*.
2. Flammables, explosives, hazardous waste or hazardous materials shall not be stored within the proposed building.
3. No additional business, other than described in the project description of the application, shall be permitted to operate on site.
4. The applicant shall comply with the standards of Section 11-107: *Protection of Water Quality* and install the water quality protection measures as identified on "Water Quality Protection and Construction Management Plan," prepared by Alpine Dwelling and dated November 12, 2015 with the exception that snow storage shall not be located along the top of the bank on the western side of the parcel.
5. The applicant shall obtain a Class V underground injection well permit from the EPA prior to issuance of any building permit application on the parcel.
6. The applicant shall submit certification from a Colorado licensed engineer that the proposed development complies with the standards of Section 13-117: *Drainage, Construction and Post-Construction Storm Water Runoff* prior to the recordation of the Minor Impact Certificate of approval for this project.
7. The applicant shall comply with all applicable local, State and Federal requirements and regulations.
8. This approval is founded on each individual requirement. Should the applicant successfully challenge any such finding or requirement, this approval is null and void.
9. This permit may be revoked or suspended if Gunnison County determines that any material fact set forth herein or represented by the applicant was false or misleading, or that the applicant failed to disclose facts necessary to make any such fact not misleading.

10. The removal or material alteration of any physical feature of the property (geological, topographical or vegetative) relied on herein to mitigate a possible conflict shall require a new or amended land use change permit.
11. Approval of this use is based upon the facts presented and implies no approval of similar use in the same or different location and/or with different impacts on the environment and community. Any such future application shall be reviewed and evaluated, subject to its compliance with current regulations, and its impact to the County.

Rocky Mountain Biological Laboratory- LUC-15-00034; The Gunnison County Planning Commission conducted a work session. 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, Molly Mugglestone, 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 they are asking for 180 concurrent summer residents.

The Commission reviewed the draft recommendation.

Moved by Rubingh seconded by Fulton to approve LUC-15-00034- Rocky Mountain Biological Laboratory increase concurrent summer residents to 180, as amended. The motion passed unanimously.

PROJECT DESCRIPTION:

The Rocky Mountain Biological Laboratory is requesting an increase from the current limit of 160 concurrent summer residents to 180. The 160 residents is a threshold, self-imposed by RMBL as part of the 1984 Master Plan (LUC 1984-33), amended and approved by the Board of County Commissioners on June 6, 1989. No other changes are requested. The applicant indicates that the existing infrastructure (housing, water, sewer, and parking) at the Gothic facility is more than adequate to handle the increase to 180 concurrent summer residents. Additionally, the applicant requests the establishment of current 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, as identified in Appendix B of the application.

NOTE: As the review of the application moved forward it was determined that the changes in the maximum occupancies for the existing cabins are more closely related to compliance with building and fire code issues, rather than a land use issue. Accordingly, the request to increase the occupancies for individual cabins is under the purview of the Crested Butte Fire Protection District and the County Building Office. The total housing capacity of the RMBL facility is adequate to house the requested increase to 180 concurrent summer residents. How the residents are housed in individual cabins, and the occupancy allowed in each individual cabin, is up to the applicant, in compliance with the Fire District and Building Office requirements.

LOCATION:

RMBL occupies 230-acres, legally described as Block 1, All of Blocks 2-36, Smelter Grounds Except Block 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., according to the current legal description found in the records of the Gunnison County Clerk and Recorder. The applicant has provided an updated legal description based upon street and alley vacations and lot clustering completed in 2012, as identified in Appendix A of the application.

ADJACENT LAND USES:

The Gothic Townsite is surrounded by National Forest on the east, north, and west. Private parcels are located to the south of the town site.

PLANS/REPORTS/SUBMITTALS:

Plans, reports, and other submittal documents informing this Decision include, but are not limited to:

- Minor Impact Land Use Change Application and site plan

This review and Decision incorporates, but is not limited to, all the documentation submitted to the County and included within the Planning Department file relative to this application; including all exhibits, references, testimony and documents as included therein.

REVIEW AGENCY REFERRAL COMMENTS:

The following entities or agencies provided referral comments.

Crested Butte Fire Protection District (CBFPD):

Scott Wimmer, Fire Inspector, CBFPD, letter of November 25, 2015, provided comments on the request for increases in housing occupancy.

Gunnison County Public Works Department:

Marlene Crosby, Gunnison County Public Works Director, via email November 9, 2015, provided the following comments:

“Thank you for the opportunity to review the land use change permit application for RMBL. Also, thank you for including the documents from 1989 which we do not have in our files.

The increase in traffic that is proposed is definitely minimal, but at this time as we look at increasing impacts in the Gothic corridor it is hard for this department to support any increase in traffic. RMBL needs to continue to expand their bus service and increase the number of their community using the bus service. They will need to coordinate with the Public Works Department to coordinate bus schedules and essential road maintenance.

They identify overflow parking in Mt. Crested Butte. During our recent field trip to Gothic we were told that unless additional parking is developed in Mt. Crested Butte the “overflow parking” at the ski area is currently at capacity in the summer.

The application indicates that the increased need is partially due to the increase in the number of children at the lab housing which raised another concern. It is critical for the lab to establish no more than two pedestrian crossing areas between the entrance to town and the Community Center. Currently the entire section is used as a pedestrian crossing which is impossible to delineate or manage for safety. The Public Works Department is willing to work with RMBL on these designations.”

Gunnison County Building Office:

Crystal Lambert, Building Official, Gunnison County Community Development Department, memo of November 30, 2015, provided comments on the request for increases in housing occupancy.

SITE VISIT:

- A site visit was conducted by staff from the Crested Butte Fire Protection District and the Gunnison County Community Development Department, on November 19, 2015, for purposes of inspecting the cabins proposed for increased occupancy.

PUBLIC HEARING:

A public hearing was held on December 4, 2015; at that time Lee and Polly Spann were present, but had no comment. Two emails were received from the public:

- Daniel Inouye, November 25, 2015, supporting the request.
- Daniel T. Blumstein, December 1, 2015, supporting the request.

MEETINGS WITH PLANNING COMMISSION:

November 20, 2015 – Work session
December 4, 2015 - Public Hearing
December 4, 2015 – Work session
December 18, 2015 – Work session

COMPLIANCE WITH THE APPLICABLE STANDARDS OF THE GUNNISON COUNTY LAND USE RESOLUTION:

Section 10-102: *Locational Residential Development:*

Not applicable. No new residences are proposed.

Section 10-103: Residential Density:

Not applicable. No new residences are proposed.

Section 10-104: Locational Standards for Commercial, Industrial and Other Non-Residential Development

Not applicable. All cabins and other structures are existing.

Section: 11-102: Voluntary Best Management Practices

Voluntary; not mandated.

Section 11-103: Development in Areas Subject to Flood Hazards.

Not applicable. All cabins and other structures are existing.

Section 11-104: Development in Areas Subject to Geologic Hazards.

Not applicable. All cabins and other structures are existing.

Section 11-105: Development in Areas Subject to Wildfire Hazards.

Not applicable. All cabins and other structures are existing.

Section 11-106: Protection of Wildlife Habitat Areas.

Not applicable. All cabins and other structures are existing.

Section 11-107: Protection of Water Quality.

Not applicable. All cabins and other structures are existing.

Section 11-109: Development That Affects Agricultural Lands.

Not applicable.

Section 12-103: Road System.

Marlene Crosby, Gunnison County Public Works Director, via email November 9, 2015, noted that:

“The increase in traffic that is proposed is definitely minimal, but at this time as we look at increasing impacts in the Gothic corridor it is hard for this department to support any increase in traffic. RMBL needs to continue to expand their bus service and increase the number of their community using the bus service. They will need to coordinate with the Public Works Department to coordinate bus schedules and essential road maintenance.”

Section 12-104: Public Trails.

Not applicable. No trails are proposed.

Section 12-105: Water Supply.

Not applicable. No changes to the existing water supply is required. The applicant has documented that the existing water supply and system is more than adequate for the increase of 20 residents.

Section 12-106: Sewage Disposal/Wastewater Treatment.

Not applicable. No changes to the existing wastewater treatment systems is required. The applicant has documented that the existing wastewater treatment systems are more than adequate for the increase of 20 residents.

Section 12-107: Fire Protection.

Scott Wimmer, Fire Inspector, CBFPD, letter of November 25, 2015, provided comments on the CBFPD requirements. See above.

Section 13-103: General Site Plan Standards and Lot Measurements.

Not applicable. All cabins and other structures are existing.

Section 13-107: Installation of Solid Fuel-Burning Devices

Not applicable. No new installation of solid-fuel burning devices is contemplated in this application.

Section 13-108: Open Space and Recreation Areas

Not applicable.

Section 13-109: Signs.

Not applicable.

Section 13-110: *Off-Road Parking and Loading.*

The site provides sufficient existing off-road parking and loading.

Section 13-111: *Landscaping and Buffering.*

Not applicable.

Section 13-112: *Snow storage.*

Not applicable.

Section 13-113: *Fencing*

Not applicable.

Section 13-114: *Exterior Lighting.*

Not applicable.

Section 13-115: *Reclamation and Noxious Weed Control.*

Not applicable.

Section 13-116: *Grading and Erosion Control.*

Not applicable.

Section 13-117: *Drainage, Construction and Post-Construction Stormwater Runoff.*

Not applicable.

Section 13-118: *Standards to Ensure Compatible Uses.*

The addition of 20 seasonal residents will have no measureable effect on the compatibility of the existing facility with surrounding land uses.

FINDINGS:

The Commission finds that:

1. This application is a Minor Impact Project.
2. Staff from the Crested Butte Fire Protection District and the Gunnison County Community Development Department conducted an onsite inspection on November 19, 2015.
3. Scott Wimmer, Fire Inspector, CBFPD, letter of November 25, 2015, provided comments on the requested increases in occupancy.
4. Marlene Crosby, Gunnison County Public Works Director, via email November 9, 2015, provided comments on transportation elements associated with the increase in the number of concurrent summer residents.
5. Crystal Lambert, Building Official, Gunnison County Community Development Department, memo of November 30, 2015, provided comments on the requested increases in occupancy.
6. Changes to the occupancy classifications of individual cabins is subject to the purview of the Crested Butte Fire Protection District and the County Building Office and the requirements of those entities. The Planning Commission encourages the applicant to work with those entities to comply with the requirements noted in the comments received.
7. This permit is limited to activities described within the "Project Description" of this application, and as depicted on the site plan as submitted. Expansion or change of this use will require either an application for amendment of this permit, or submittal of an application for a new permit, in compliance with applicable requirements of the *Gunnison County Land Use Resolution*.
8. This review and decision incorporates, but is not limited to, all the documentation submitted to the County and included within the Planning Office file relative to this application; including all exhibits, references and documents as included therein.

DECISION:

The Gunnison County Planning Commission, having reviewed all the documentation submitted to the County and included within the Planning Office file relative to this application, including all exhibits, references and documents as included therein, and including provision of a public hearing, and having reached the above cited Findings, classifies LUC No. 2015-34, Rocky Mountain Biological Laboratory as a Minor Impact Project, approves the Land Use Change Permit with the following conditions, and that said approval shall be memorialized by recordation of a Minor Impact Certificate with the Gunnison County Clerk and Recorder:

1. This permit is limited to activities described within the "Project Description" of this application, and as depicted on the site plan submitted as part of this application. Expansion or change of this use will require either an application for amendment of this permit, or submittal of an application for a new permit, in compliance with applicable requirements of the *Gunnison County Land Use Resolution*.
2. The applicant shall work with the Gunnison County Public Works Department to coordinate bus schedules, essential road maintenance, and to establish and delineate no more than two public pedestrian road crossing areas between the entrance to the townsite and the Community Center.
3. This permit may be revoked or suspended if Gunnison County determines that any material fact set forth herein or represented by the applicant was false or misleading, or that the applicant failed to disclose facts necessary to make any such fact not misleading.
4. The removal or material alteration of any physical feature of the property (geological, topographical or vegetative) relied on herein to mitigate a possible conflict shall require a new or amended land use change permit.

Gunnison County Land Use Resolution amendments, Staff, work session/possible action, review of proposed *Land Use Resolutions* amendments.

With a quorum present Chairman Fulton opened the work session.

Present representing the Planning Commission: Kent Fulton, Jeremy Rubingh, Molly Mugglestone, and Tom Venard.

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

Ramon Reed was present and made a suggestion concerning vacation rental by owners/ short term rentals. He encouraged the commissioners to look at this issue.

Starkebaum submitted a summary of the proposed amendments. The commissioners had not reached consensus on long term camping.

He noted section 113 – benefit of providing clarity, none of the amendments have made drastic changes, but to provide clarity.

Moved by Mugglestone seconded by Fulton to accept the recommendations except 9-509 Long Term Camping limits.

The commissioners suggested only limiting the time period of a Long Term Camping permit to one calendar year.

END OF DAY DISCUSSION:

Fulton adjourned the meeting at 11:00 AM.

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