GUNNISON COUNTY PLANNING COMMISSION
PRELIMINARY AGENDA: Friday, September 2, 2016
Crested Butte Town Council Chambers
Crested Butte Town Hall
507 Maroon Avenue, Crested Butte, CO

Planning Commission will leave Blackstock at 8:15 a.m.

8:50 a.m.
- Call to order; determine quorum
- Approval of Minutes
- Leave for Site Visit

9:00 a.m. **Slate River Industrial Park - L & D Ranches, LLC**- site visit, will meet at Buckley Drive entrance road

10:00 a.m. **Slate River Industrial Park - L & D Ranches, LLC**- Sketch Plan, joint public hearing/no action, request to subdivide a 35-acre parcel into 17 lots, ranging in size from 1.25-2.15 acres. The subdivision is for industrial uses with an allowance for residential use in association with a light industrial use. Located directly south of Riverland Industrial Park, west of Highway 135, the parcel is legally described as Part of Lot 1, All Lots 2, 3, 4, Part of the SENW, Part of NESW, SESW 33.93-acres in SWSE, 0.41-acres in SESE Section 18, Lot 1 E1/2NW 3.51-acre in W1/2NWNE Section 19, Township 14 South, Range 85 West, 6th P.M.
LUC-16-00013

11:00 a.m. **Paradise Campground and Rentals –** continued public hearing/no action, request for a primitive campground on approximately 4.6 acres of a 36-acre parcel. 31 campsites are proposed along with a 120 square foot shed (used as office), kayak and ATV rentals available. The parcel is located at 18201 Highway 133, legally described as being within the SW1/4 of Section 8, Township 12 South, Range 89 West, 6th p.m.
LUC-15-00006

Adjourn

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GUNNISON COUNTY PLANNING COMMISSION
REGULAR MEETING
September 2, 2016

The Gunnison County Planning Commission conducted a regular meeting, in the Commissioners' Meeting Room in the Crested Butte Town Council Chambers at 507 Maroon Avenue. **Present were:**

Chairman- Kent Fulton
Commissioner-Jack Diani
Alternate Commissioner- John Messner
Interim Director of Community Development- Neal Starkebaum
Community Development Services Manager-Beth Baker
Others present as listed in text

Absent; Commissioners Rubingh, Mugglestone, Cattles and Venard.

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With a quorum present Chairman Fulton opened the September 2, 2016, regular meeting of the Planning Commission.

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Moved by Fulton seconded by Diani to approve the Planning Commission meeting minutes dated August 5, 2016, as amended. The motion passed unanimously.

Chairman Fulton seated Commissioner John Messner for the entire day's meetings.

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Slate River Industrial Park- L & D Ranches, LLC (LUC-16-00013- The Gunnison County Planning Commission conducted a site visit. The request is to subdivide a 35-acre parcel into 17 lots, ranging in size from 1.25-2.15 acres. The subdivision is for industrial uses with an allowance for residential use in association with a light industrial use. Located directly south of Riverland Industrial Park, west of Highway 135. The parcel is legally described as Part of Lot 1, All Lots 2, 3, 4, Part of the SENW, Part of NESW, SESW 33.93-acres in SWSE, 0.41-acres in SESE Section 18, Lot 1 E1/2NW 3.51-acre in W1/2NWNE Section 19, Township 14 South, Range 85 West, 6th P.M.

Present representing the Planning Commission: Commissioners Fulton, Diani and Messner.

Present representing the Board of County Commissioners; BOCC- Jonathan Houck and Phil Chamberland.

Present representing the application: Attorney Marcus Lock, Owner Bill Lacy, and Engineer Tyler Harpel.

No minutes were taken during the site visit.

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Slate River Industrial Park- L & D Ranches, LLC (LUC-16-00013)- The Gunnison County Planning Commission conducted a joint public hearing with the Board of County Commissioners. The applicants are requesting a subdivision of a 35-acre parcel into 17 lots, ranging in size from 1.25-2.15 acres. The subdivision is for industrial uses, with an allowance for residential use in association with a light industrial use. Located directly south of Riverland Industrial Park, west of Highway 135. The parcel is legally described as Part of Lot 1, All Lots 2, 3, 4, Part of the SENW, Part of NESW, SESW 33.93-acres in SWSE, 0.41-acres in SESE Section 18, Lot 1 E1/2NW 3.51-acre in W1/2NWNE Section 19, Township 14 South, Range 85 West, 6th P.M

Present representing the Planning Commission: Commissioners Fulton, Diani and Messner.

Present representing the Board of County Commissioners; BOCC- Jonathan Houck and Phil Chamberland.

Present representing the application: Attorney Marcus Lock, Owner Bill Lacy, and Engineer Tyler Harpel.

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

Fulton asked for site visit comments.

Diani-Was able to get a good feel for what is out there- and what will be there
Fulton- Good to see the layout and to realize the site has already been disturbed with previous development

Houck- Good to see the layout on the ground
Messner- Good to see the layout on the ground

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

Applicant's attorney Marcus Lock said he had given a detailed description of the proposed project at the prior work session. He offered to go through the explanation again if needed.

Starkebaum noted there had been comments submitted by Riverland Industrial Park's Lot Owners Association (LOA), attorney Aaron Huckstep, dated August 31, 2016.

John Rozman said he is in favor of the development.

Lock went through the comments submitted by Riverland Industrial Park's Lot Owners Association, attorney Aaron Huckstep, dated August 31, 2016.

1. Require Southern Entrance onto Colorado State Highway 135; Lock said CDOT will control what will be required for the entrance. CDOT will use the information in the new traffic study. Harpel said CDOT does not like too many entrances close to one another.

2. Require the Applicant to pave Buckley Drive east of the intersection of Buckley Drive and Road B. Lock said it is their intention to the pave road.

3. Require the Applicant to enter into a road maintenance agreement with the LOA, United Companies and Gunnison County associated with Buckley Drive. Lock said according to State statute everyone mentioned has a pro-rata obligation to participate in the road maintenance. They would be glad to have that conversation with United Companies, Gunnison County and the LOA.

4. Require the Applicant to enter into a maintenance agreement for an existing culvert running from Lots 2 and 3, running under lot 4, and under or onto the applicant's property. Lock said it will be installed and will be compatible with the storm water management plan. Harpel clarified this water daylights on United Companies property, the applicant will pick it up when it exists United Companies property.

5. Prohibit residential uses on proposed lots 13 through 17. Lock said this is problematic because Riverland Industrial Park does allow these types of uses. They would like to have the same opportunity and keep those possibilities open.

6. Prohibit certain uses within the subdivision. Lock said there should be parity with the adjacent Riverland Industrial Park and this proposed development. Riverland Industrial Park allows for many varied types of uses.

7. Require the Applicant to publicly dedicate roads A and B within the proposed development and perfect the Buckley Dr. Dedication. Lock said that is driven by a litigation suit between Riverland and John Nichols. If Gunnison County would accept roads A and B, the applicant would consider it, but that is not likely.

8. Require the Applicant to meet all fire suppression requirements of Gunnison County and the CBFPD. Lock agreed, noting they intend to meet all the CBFPD requirements.

Off-Site Matters:

1. Require the Applicant to fund the creation of an acceleration/deceleration lane on the Colorado State Highway 135 in coordination with the Colorado Department of Transportation and the LOA. Lock reiterated CDOT will make that determination, using the traffic study information which will be submitted by the applicant.

2. Prohibit the Applicant (and future owners within the new development) from using Buckley Drive North of the proposed development. Lock stated those are publicly dedicated roads, and can be used by any member of the public.

Lock added the LOA letter itself notes many of the items mentioned in the letter will be addressed as part of the major impact process.

Chamberland said he was pleased the applicants have addressed the fire flow issues. He suggested the applicants request combining the Preliminary and Final Plans for this application.

Houck said he agreed the fire water flows being addressed is important.

Messner asked about any size limitations of the residential units proposed. Lock said they have not proposed a size limitation for the units. Fulton noted the residential use cannot be the primary use, it must be an accessory use. He asked if the primary use of a lot could be residential; Lock said no.

The Planning Commission directed staff to prepare a draft recommendation of sketch plan and the combination of the preliminary and final plans. Fulton noted his concerns with water quality and the closeness to the river. The visibility of the development on Highway 135, using a berm as a visual buffer.

The joint public hearing was continued to October 7, 2016 at 9:00 A.M., in Gunnison, Co.

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Paradise Campground and Rentals (LUC-15-00006)- The Gunnison County Planning Commission conducted a continued public hearing. They are requesting a primitive campground on approximately 4.6 acres of a 36-acre parcel. 31 campsites are proposed along with a 120 square foot shed (used as office), kayak and ATV rentals available. The parcel is located at 18201 Highway 133, legally described as being within the SW1/4 of Section 8, Township 12 South, Range 89 West, 6th p.m.

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

Interim Community Development Director Neal Starkebaum noted the information requested had not been submitted yet and the public hearing would have to be continued.

Fulton continued the public hearing to October 7, 2016 at 10:00 A.M., in the Blackstock Government Center, Gunnison, CO.

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Fulton adjourned the meeting at 11:20 A.M.

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

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