GUNNISON COUNTY, COLORADO
PLANNING DEPARTMENT STAFF REPORT
for MINOR IMPACT

Land Use Change Permit Application: High Cimarron Lodge
Application No: LUC-16-00025
Date application scheduled with Planning Commission: October 7, 2016
Prepared by: Cathie Pagano, Senior Planner

APPLICANT NAME:	High Cimarron LLC
PROPERTY OWNER NAME:	High Cimarron LLC
PROJECT DESCRIPTION:	The applicant proposes utilize an existing caretaker's residence as a commercial, short-term rental lodge. The lodge would be rented to groups as a way for them to gain exposure to and experience the Cimarron Mountain Club. Renters would be permitted to recreate on the larger Cimarron Mountain Club property. The lodge is 2,285 square feet with three bedrooms and a 4,344 detached garage on the same parcel.
PROPERTY LOCATION:	1107 County Road 858, Cimarron, Co 81220 and is legally described as 212 acres in Section 31, Township 47 North, Range 6 West, NMPM
SURROUNDING LAND USES:	Uses adjacent to the subject parcel include residential and public lands. See Attachment 1.
AGENCY AND DEPARTMENT REVIEWS:	N/A
PRE-APPLICATION CONFERENCE:	The applicant met with Russ Forrest prior to submittal of the application.
STATUS OF APPLICATION:	Complete
ATTACHED EXHIBITS:	• Copy of Minor Impact application
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 — Determine impact classification, considering both by definition and criteria of Section 3-111: B. 1. — 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 — Set site visit date — Determine if application is ready to be set for public hearing, or if other work session is required
INITIAL IMPACT CLASSIFICATION:	Minor Impact Project, based upon classification found in *Section 6-102:H. New Commercial, Industrial 5,000 sq. ft. or Five Acres or Less.*
OTHER CRITERIA OF IMPACT CLASSIFICATION (SEC. 3-111. B. 1.)	**Demand for public services.** The proposed land use change is expected to generate a minor or a major demand for public services, including roads, transit, schools, water supply, sewage disposal, fire and police protection, and emergency services. **Impacts on impact area and the environment.** The proposed land use change is expected to generate a minor or a major impact on the impact area.

		Impacts related to all existing and proposed development and proposed development in impact area. The impacts of the proposed land use change, when considered in conjunction with existing and proposed land use changes in the impact area, are expected to be minor.
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	

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	Not requested as part of this application
9-102: Home occupations	☐ Yes ☐ No ☒ N/A	Not requested as part of this application
9-103: Bed and breakfast	☐ Yes ☐ No ☒ N/A	Not requested as part of this application
9-203: Mobile home communities	☐ Yes ☐ No ☒ N/A	Not requested as part of this application
9-301: Commercial and Industrial Uses, Applicability and General Standards	☒ Yes ☐ No ☐ N/A	Exterior lighting requirements shall apply to the proposed use, as identified in this Section. All exterior lighting shall be designed and installed so that all direct rays are confined to the site and adjacent properties are protected from glare. None of the other standards of this section are applicable to the proposal.
9-302: Farm or ranch stand	☐ Yes ☐ No ☒ N/A	Not requested as part of this application
9-303: Dude ranches and resorts	☒ Yes ☐ No ☐ N/A	The proposed use meets the definition in the LUR of a "resort." The proposed use also complies with the standards of this Section.
9-304: Adult-oriented uses	☐ Yes ☐ No ☒ N/A	Not requested as part of this application
9-305: Seasonal recreational vehicle parks and campgrounds	☐ Yes ☐ No ☒ N/A	Not requested as part of this application

9-400: Minerals and construction materials	☐ Yes ☐ No ☒ N/A	Not requested as part of this application
9-501: Special events	☐ Yes ☐ No ☒ N/A	Not requested as part of this application
9-502: Temporary structures	☐ Yes ☐ No ☒ N/A	Not requested as part of this application
9-503: Satellite dishes	☐ Yes ☐ No ☒ N/A	Not requested as part of this application
9-504: Attached wireless communications devices	☐ Yes ☐ No ☒ N/A	Not requested as part of this application
9-505: Freestanding wireless communications structures	☐ Yes ☐ No ☒ N/A	Not requested as part of this application
9-506: Child care center	☐ Yes ☐ No ☒ N/A	Not requested as part of this application
9-507: Group home	☐ Yes ☐ No ☒ N/A	Not requested as part of this application
9-508: Keeping of livestock not on an agricultural operation	☐ Yes ☐ No ☒ N/A	Not requested as part of this application
9-509: Camping on individual parcel	☐ Yes ☐ No ☒ N/A	Not requested as part of this application
9-600: Essential housing	☐ Yes ☐ No ☒ N/A	Not requested as part of this application
10-102: Locational standards for residential development	☐ Yes ☐ No ☒ N/A	Not requested as part of this application
10-103: Residential density	☐ Yes ☐ No ☒ N/A	Not requested as part of this application
10-104: Locational standards for commercial, industrial or other non-residential uses	☒ Yes ☐ No ☐ N/A	Applicable, proposed location shall be considered under the alternative locational standards. Applicant has included narrative explanation of compliance with this Section: “The purpose of the proposal is to facilitate the realization of the Cimarron Mountain Club ("CMC") project previously approved by Gunnison County. The small lodging operation will provide an amenity demanded by prospective purchasers of the CMC lots and will also provide a place where prospects can stay while inspecting the project and sampling the recreation at CMC. Under Section 10-104 C.1.c, the proposed location is well suited to the specific use, as a lodge at a distance from CMC would not make sense or serve the intended purposes. Under 10-104 C.1.a, the proposed location is "necessary" and under 10-104 C.1. B a site adjacent to a municipality is neither practicable nor reasonable. Under 10-104 C.1.d, we have explained the need for the specific use in the proposed location and, under Section 10-104 C.1. E, the small lodge will be located so as to serve the CMC

		community and will likely reduce vehicle trips to town (for lodging or meals). Under 10-104 C.2, the small lodge is consistent with existing uses established in the impact area, such as the nearby Youth With A Mission - Cimarron facilities and the Sonrise Mountain Lodge, both of which provide meals and lodging. The proposal will not cause a significant adverse impact to neighborhood uses, wildlife, visual quality or air or water quality."
11-102: Voluntary best management practices	No submittal requirements and no standard	
11-103: Development in flood hazard areas	☐ Yes ☐ No ☒ N/A	The subject parcel and proposed development are not located within a 100-year floodplain.
11-104: Development in geologic hazard areas	☐ Yes ☐ No ☒ N/A	The Lodge is existing and complied with all requirements at the time the building permit was issued. No additional information is required at this time.
11-105: Development in wildfire hazard areas	☐ Yes ☐ No ☒ N/A	The Lodge is existing and complied with all requirements at the time the building permit was issued. No additional information is required at this time.
11-106: Protection of wildlife habitat areas	☐ Yes ☐ No ☒ N/A	The Lodge is existing and complied with all requirements at the time the building permit was issued. No additional information is required at this time.
11-107: Protection of water quality	☐ Yes ☐ No ☒ N/A	The Lodge is existing and complied with all requirements at the time the building permit was issued. No additional information is required at this time.
11-108: Standards for development on ridgelines	☐ Yes ☐ No ☒ N/A	The subject parcel is not on a ridgeline.
11-109: Development that affects agricultural lands	☐ Yes ☐ No ☒ N/A	The subject parcel and/or proposed development does not affect agricultural lands.
11-110: Development beyond snowplowed access	☐ Yes ☐ No ☒ N/A	The subject parcel is not beyond snowplowed access.
11-111: Development on Inholdings in national wilderness	☐ Yes ☐ No ☒ N/A	The subject parcel is not an inholding.
11-112: Development above timberline	☐ Yes ☐ No ☒ N/A	The subject parcel is not above timberline.
12-103: Road system	☐ Yes ☐ No ☒ N/A	The Lodge is existing and complied with all requirements at the time the building permit was issued. No additional information is required at this time.
12-104: Trails	☐ Yes ☐ No ☒ N/A	No public trails exist on the property and no new public trails are contemplated in this application.
12-105: Water Supply	☒ Yes ☐ No ☐ N/A	Water is supplied via the High Park Spring.

12-106: Wastewater treatment	☒ Yes ☐ No ☐ N/A	An onsite wastewater treatment system has been permitted, installed and inspected for the lodge. No additional information is required at this time.
12-107: Fire protection	☒ Yes ☐ No ☐ N/A	The Lodge is existing and complied with all requirements at the time the building permit was issued. No additional information is required at this time.
13-102: B.: Location within municipal three-mile plan area	☐ Yes ☐ No ☒ N/A	The subject parcel is not the within a three-mile plan area.
13-103: General Site Plan Standards And Lot Measurements	☒ Yes ☐ No ☐ N/A	Application meets the minimum requirements of this Section.
13-104: Setbacks From Property Lines And Road Rights-Of-Way	☒ Yes ☐ No ☐ N/A	Proposed development complies with commercial setback requirements as identified in this Section.
13-105: Residential Building Sizes And Lot Coverages	☐ Yes ☐ No ☒ N/A	The Lodge is existing and complied with all requirements at the time the building permit was issued. No additional information is required at this time.
13-106: Energy And Resource Conservation	☐ Yes ☐ No ☒ N/A	This Section only applies to residences.
13-107: Installation Of Solid-Fuel-Burning Devices	☐ Yes ☐ No ☒ N/A	No new solid fuel burning devices are proposed as part of this application.
13-108: Open Space And Recreation Areas	☐ Yes ☐ No ☒ N/A	No requirement for open space is required of this application.
13-109: Signs	☐ Yes ☐ No ☒ N/A	No signs are proposed as part of this application.
13-110: Off-Road Parking And Loading	☒ Yes ☐ No ☐ N/A	Adequate space for parking has been identified on the site plan and in the application.
13-111: Landscaping And Buffering	☒ Yes ☐ No ☐ N/A	A landscaping plan is required and has been submitted. The existing landscaping on the parcel will be maintained.
13-112: Snow Storage	☒ Yes ☐ No ☐ N/A	The Lodge is existing and complied with all requirements at the time the building permit was issued. No additional information is required at this time.
13-113: Fencing	☐ Yes ☐ No ☒ N/A	No new fencing has been requested in the application. Colorado's Fence-out laws apply and the applicant noted that they are aware of this in the application.
13-114: Exterior Lighting	☒ Yes ☐ No ☐ N/A	Compliance with this Section is required.
13-115: Reclamation And Noxious Weed Control	☐ Yes ☐ No ☒ N/A	The Lodge is existing and complied with all requirements at the time the building permit was issued. No additional information is required at this time.

13-116: Grading And Erosion Control	☐ Yes ☐ No ☒ N/A	The Lodge is existing and complied with all requirements at the time the building permit was issued. No additional information is required at this time.
13-117: Drainage, Construction And Post-Construction Storm Water Runoff	☐ Yes ☐ No ☒ N/A	The Lodge is existing and complied with all requirements at the time the building permit was issued. No additional information is required at this time.
13-118: Water Impoundments	☐ Yes ☐ No ☒ N/A	No water impoundments are proposed as part of this application.
13-119: Standards To Ensure Compatible Uses	☒ Yes ☐ No ☐ N/A	To be determined by the Planning Commission during review of the application.