

GUNNISON COUNTY PLANNING COMMISSION
PRELIMINARY AGENDA: Friday, December 2, 2016

- 8:30 a.m.** • Call to order; determine quorum
Planning Commission will leave Blackstock for site visits
- 9:00 a.m.** **Darin and Cathy Craig, Ridgeline Residence** site visit/no action, request for approval of a single-family residence, in compliance with Section 11-108: Standards for Development on Ridgelines, located on Lot 10, Star Mountain Ranch, at the end of Kestrel Drive, approximately 18 miles north of the City of Gunnison, east of CR 730 (Ohio Creek Road)
LUC- 16-00037
- 11:00 a.m.** **Crested Butte Horse Park**, site visit/no action, request for the subdivision of a 73.25 acre parcel into two parcels. The commercial development of a horse park and related buildings (approximately 40,000 square feet total) that will provide horseback riding lessons, riding facilities, horse clinics, horse competitions, training, equine centered vacations, horse camping, concierge services for guests, and horse boarding and training for the public. The property is located at 20601 Hwy 135 and legally described as a 6.1 acre tract in SW4SW4, Section 27 and a 66.1-acre tract in S2SE4 Section 28, Township 14 South, Range 85 West, 6th p.m. The parcel is on the west side of Highway 135 across from Cement Creek Road.
LUC-16-00005

Lunch

- 1:30 p.m.** **Darin and Cathy Craig, Ridgeline Residence** work session/no action, request for approval of a single-family residence, in compliance with Section 11-108: Standards for Development on Ridgelines, located on Lot 10, Star Mountain Ranch, at the end of Kestrel Drive, approximately 18 miles north of the City of Gunnison, east of CR 730 (Ohio Creek Road).
LUC- 16-00037
- 2:15 p.m.** **Crested Butte Horse Park**, work session/no action, request for the subdivision of a 73.25 acre parcel into two parcels. The commercial development of a horse park and related buildings (approximately 40,000 square feet total) that will provide horseback riding lessons, riding facilities, horse clinics, horse competitions, training, equine centered vacations, horse camping, concierge services for guests, and horse boarding and training for the public. The property is located at 20601 Hwy 135 and legally described as a 6.1 acre tract in SW4SW4, Section 27 and a 66.1-acre tract in S2SE4 Section 28, Township 14 South, Range 85 West, 6th p.m. The parcel is on the west side of Highway 135 across from Cement Creek Road.
LUC-16-00005

Adjourn

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

- Public access
- Projects
- Application # LUC-
- Attachments
- View

**GUNNISON COUNTY PLANNING COMMISSION
REGULAR MEETING
December 2, 2016**

The Gunnison County Planning Commission conducted a regular meeting, in the Commissioners' Meeting Room in the Blackstocks Government Center, Planning Commission meeting room. Present:

Chairman- Kent Fulton Commissioner- Jack Diani Commissioner- Tom Venard Commissioner-AJ Cattles	Director of Community Development-Cathie Pagano Assistant Director- Neal Starkebaum Manager of Administrative Services- Beth Baker Others present as listed in text
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Absent; Commissioners Molly Mugglestone and Jeremy Rubingh
Commissioner John Messner recused himself

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

Darin/Craig, Ridgeline Residence (LUC-16-00037)- The Gunnison County Planning Commission conducted a site visit with no action. They viewed the site of the request for approval of a single-family residence, in compliance with Section 11-108: Standards for Development on Ridgelines, located on Lot 10, Star Mountain Ranch, at the end of Kestrel Drive, approximately 18 miles north of the City of Gunnison, east of CR 730 (Ohio Creek Road).

No minutes were taken.

Crested Butte Horse Park (LUC-16-00005) - The Gunnison County Planning Commission conducted a site visit with no action. They viewed the site of the request for the subdivision of a 73.25 acre parcel into two parcels. The commercial development of a horse park and related buildings (approximately 40,000 square feet total) that will provide horseback riding lessons, riding facilities, horse clinics, horse competitions, training, equine centered vacations, horse camping, concierge services for guests, and horse boarding and training for the public. The property is located at 20601 Hwy 135 and legally described as a 6.1 acre tract in SW4SW4, Section 27 and a 66.1-acre tract in S2SE4 Section 28, Township 14 South, Range 85 West, 6th p.m. The parcel is on the west side of Highway 135 across from Cement Creek Road.

No minutes were taken.

Darin / Craig, Ridgeline Residence (LUC-16-00037) - The Gunnison County Planning Commission conducted a work session with no action. They reviewed the request for approval of a single-family residence, in compliance with Section 11-108: Standards for Development on Ridgelines, located on Lot 10, Star Mountain Ranch, at the end of Kestrel Drive, approximately 18 miles north of the City of Gunnison, east of CR 730 (Ohio Creek Road).

With a quorum present Chairman Fulton opened the work session.

Present representing Planning Commission; Commissioners Fulton, Venard, Cattles, and Diani.

Present representing staff; Assistant Director of Community Development Neal Starkebaum and Manager of Administrative Services Beth Baker.

Present representing the applicant; architect Ben White.

White explained the applicant had submitted a plan previously, which had been denied by staff. He said the house has been reoriented and redesigned following staff's denial of the original submittal. The house is more than 350 ft. from the cul-de-sac, establishing a driveway grade of 10%. There will be 6,000 cubic ft. of cut and fill which will be used on site. They are orienting the home to provide the best views. The single story house design was encouraged by the HOA. They will be using a 6/12 roof pitch, keeping the roof line low, minimizing potential ridgeline visibility issues. The house location is optimal for the turnaround capability of the Fire District.

Starkebaum reviewed the *Gunnison County Land Resolution (LUR), Section 11-108 Standards for Development on Ridgelines*. He noted it has been determined the house would be visible from Ohio Creek Rd., there is no way to achieve full screening on the site., and no feasible alternate sites exist.

Site visit comments;

- **Cattles** said given the materials proposed for the building and the building surroundings, the potential visibility has been brought to a minimum. The house, when seen from the road, will be a very momentary siting from Ohio Creek Rd.
- **Venard** agreed with Cattles, noting the house would not be obtrusive.
- **Diani** also agreed with Cattles. He said it is a momentary glance from the road and the materials will not stand out much.
- **Fulton** noted the most visual impact will come from site three, and not much visual impact from sites one and two. The visual impact is minimal and is as good as it's going to get. The materials to be used will also minimize any obtrusiveness. The site will be visible coming from the south on Ohio Creek Rd.

The commissioners directed staff to schedule a public hearing and prepare a draft decision for the hearing.

Crested Butte Horse Park (LUC-16-00005) The Gunnison County Planning Commission conducted a work session with no action. They reviewed the request for the subdivision of a 73.25 acre parcel into two parcels. The commercial development of a horse park and related buildings (approximately 40,000 square feet total) that will provide horseback riding lessons, riding facilities, horse clinics, horse competitions, training, equine centered vacations, horse camping, concierge services for guests, and horse boarding and training for the public. The property is located at 20601 Hwy 135 and legally described as a 6.1 acre tract in SW4SW4, Section 27 and a 66.1-acre tract in S2SE4 Section 28, Township 14 South, Range 85 West, 6th p.m. The parcel is on the west side of Highway 135 across from Cement Creek Road.

With a quorum present Chairman Fulton opened the work session.

Present representing Planning Commission; Commissioners Fulton, Venard, Cattles, and Diani.

Present representing staff Director of Community Development Cathie Pagano and Manager of Administrative Services Beth Baker.

Present representing the application; Heath Hansens.

Fulton noted Hansens had submitted responses to the planning commission concerns, which were expressed in the previous meeting.

Site Visit comments;

- **Diani** said it was useful, and gave a better perspective of the location of the buildings and the trail system on the west side of the site.
- **Venard** agreed with Diani.

- **Cattles** also agreed with Diani. He added it was important to see the location in reference to the neighboring house.
- **Fulton** agreed with Cattles concerns about the visual impacts to the neighbors. He was interested in the proposed berming and how effective it will be.

Hansens noted they have requested to be permitted to have up to 100 participants at a time. There will be a 31 ft. parking area established. There will be an area for people to just drop trailers off. There will a dry camping area, they will not allow any barbeque grills or open flames. Port-o-potties will only be used for the tent camping spots, during special events. They will be able to maintain the 16 ft. right of way required by Crested Butte Fire District.

Hansens said there will be 10, 10 x 24 modular loafing sheds used for temporary boarding. There will be a 24x24 run attached, with a capacity for 18 horses. There will be 20, 10x10 temporary stall structures, for special events, which will be put up three days before a special event and taken down three days following the event. Any event with over 50 participants will be staffed with a parking attendant.

Hansen said in an emergency they will clear one parking area at a time. They will have the fire suppression methods required by Crested Butte Fire District, which includes 50,000 gallons of water stored with a hook up for a fire truck.

Hansen explained a special event could last at least three days. A horse clinic would be less participants but longer periods of time.

Fulton was concerned with potential parking on the road. Hansens said they will be able to accommodate 100 participants, more participants will require a special events permit.

Pagano noted an impact classification decrease has been requested. This application is a Major Impact because of the over 5000 sq. ft. of commercial development requested. Fulton pointed out the number of people is minimal, and the utilities are not needed. Venard added the density is not permanent. Pagano reminded the commissioners the land use standards are the same, so they must be met with a minor impact classification too.

Motion made by Cattles and seconded by Fulton to downgrade the impact classification of Crested Butte Horse Park, LUC-16-00005, from a Major to a Minor Impact review . The motion passed unanimously.

There will be another work session to discuss items including the portable temporary buildings and a new site plan.

Fulton adjourned the meeting at 3:20 PM.

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