

**GUNNISON COUNTY PLANNING COMMISSION**  
**PRELIMINARY AGENDA: Friday, December 16, 2016**

- 9:30 a.m.**     • Call to order; determine quorum  
                  • Unscheduled Citizens
- 9:45 a.m.**     **Karl Fulmer, Gunnison County Regional Housing Authority**, work session/no action, education session with Planning Commission
- 10:45 a.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, 6<sup>th</sup> 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](http://gunnisoncounty.org), link to <http://204.132.78.100/citizenaccess/>

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

**GUNNISON COUNTY PLANNING COMMISSION  
REGULAR MEETING  
December 16, 2016**

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

Chairman- Kent Fulton Commissioner- AJ Cattles Commissioner-Tom Venard Commissioner-Jack Diani Alternate Commissioner- Molly Mugglestone	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;** Commissioner Jeremy Rubingh  
Commissioner John Messner recused himself

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With a quorum present Chairman Fulton opened the December 16, 2016, regular meeting of the Planning Commission.

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**Karl Fulmer, Gunnison County Regional Housing Authority**, the Gunnison County Planning Commission conducted a work/ education session with no action.

This was an informational session, no minutes were taken.

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**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, 6<sup>th</sup> 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 the Planning Commission; Commissioners Fulton, Cattles, Venard, Diani and Mugglestone.

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

Present representing the application; Heath Hansens.

Pagano noted staff has not received comments from CDOT, and updated comments from Crested Butte Fire.

Hansens said the temporary barn structure they will be using, would be set up from approximately Memorial Day through second rifle season in mid-September. Pagano noted Building Official Crystal Lambert has confirmed the temporary structure would not require a building permit, if up no more than 180 days in one year.

Hansens explained the temporary barn structure will be made of steel tubing, puck board and have a fabric roof. It will be contain 20 -10X10 stalls. The temporary structure would be set up approximately Memorial Day and come down mid-September or after second rifle season. CB Fire has not been able to review the fabric structure yet.

Pagano suggested not capping the number of participants allowed at an event, in the land use permit, so the applicant would not have to get a special events permit each time the number participants exceeded 100. Fulton agreed.

Hansens submitted a new site plan. He created a flight for life landing area with a 16 ft. gate opening. Hansens said they are still pursuing the one lot subdivision, but they are going to retain ownership of the parcel, at this time.

This application will not be on an agenda until the comments from CDOT and Crested Butte Fire District are submitted.

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Fulton adjourned the meeting at 11:45 PM.

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