

**GUNNISON COUNTY PLANNING COMMISSION**  
**PRELIMINARY AGENDA: Friday, November 18, 2016**

- 8:45 a.m.**     • Call to order; determine quorum  
                  • Approval of Minutes  
                  • Unscheduled Citizens
- 9:00 a.m.**     **Slate River Development – Cypress Foothills, LP** – work session/possible action – request to combine Preliminary-Final Plan submittal.  
**LUC-16-00009**
- 9:15 a.m.**     **Homestead Cabin LLC Subdivision, work** session/no action, request to subdivide 38-acres into two lots; one of 33-acres, with existing residence, and one of 5-acres. Water and sewer will be provided to the 5-acre lot by the Mt. Crested Butte Water and Sanitation District. The property is directly west of the Pitchfork Development, within the NE1/4SW1/4 Section 26, T13S R86W, 6<sup>th</sup> P.M.  
**LUC-16-00034**
- 10:00 a.m.**    **Nine Mile Ranches Subdivision, work** session/no action, request to subdivide 38-acres into three single-family lots, Lot 1 9.7-acres, with existing residence; Lot 2 13-acres; Lot 3 13.3-acres. The new residences will be served by well and septic. The property is located east of Highway 149, within the E1/2SE1/4 Section 22, Township 48 North, Range 2 West, N.M.P.M.  
**LUC 16-00027**
- 10:45 a.m.**    **SBDC/Ice House, Gerrit McGowan** – informational work session and site visit ICEhouse facility at Western campus

**Lunch**

- 1:00 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, 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  
November 18, 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:**

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| Chairman- Kent Fulton<br>Commissioner- AJ Cattles<br>Commissioner- Jack Diani<br>Commissioner- Tom Venard<br>Alternate Commissioner- Molly Mugglestone | Director of Community Development- Cathie Pagano<br>Assistant Director – Neal Starkebaum<br>Manager of Administrative Services- Beth Baker<br>Administrative Assistant- Rebecca Riccord |
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**Absent;** Commissioners Jeremy Rubingh  
Commissioner John Messner has recused himself.

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With a quorum present Chairman Fulton opened the November 18, 2016, regular meeting of the Planning Commission. Fulton seated Mugglestone for the day's agenda items.

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Moved by Diani seconded by Fulton to approve the minutes of October 7, 2016, as amended. The motion passed unanimously.

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**Slate River Development – Cypress Foothills, LP (LUC-16-00009)**- The Gunnison County Planning Commission conducted a work session with possible action, to review applicant's request to combine the Preliminary and Final Plans submittal.

With a quorum present Chairman Fulton opened the work session.

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

Present representing the Planning Commission: Commissioners Fulton, Cattles, Venard, Diani, and Mugglestone.

Present representing the applicant; attorney Marcus Lock, and engineer Tyler Harpel.

Lock explained the request to combine preliminary and final plans. The driving consideration is the potential construction schedule for next year and the time it takes to go through both processes. Lock added the Town of Crested Butte and the applicant have made progress concerning tying into the Town's water supply.

Pagano explained all the applicable land use standards are required to be addressed, no matter if the plans are combined or not.

Harpel addressed the realigning of the road so car lights would not shine into the neighbor's house. They are now able to move the road approximately 50 ft. towards Crested Butte. There is also a large patch of willows that will not be disturbed. Fulton suggested they also discuss this realignment of the road with Public Works.

Starkebaum explained the process of combining Preliminary and Final plans. He said Final Plan is the time to verify issues which were clarified in Preliminary Plan. He pointed out there is a not specific requirement concerning the timing of the request to combine Preliminary and Final Plans. The Planning Commission could recommend the combining of the plans to the BOCC for their decision.

**MOVED** by Venard seconded by Cattles to approve the recommendation to combine Preliminary and Final plans, for Slate River Development project LUC-16-00009, to the BOCC for their consideration. The motion passed unanimously.

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**Homestead Cabin LLC Subdivision (LUC-16-00027)** - The Gunnison County Planning Commission conducted a work session with no action. They reviewed the applicant's request to subdivide 38-acres into two lots; one of 33-acres, with an existing residence, and one of 5-acres. Water and sewer will be provided to the 5-acre lot by the Mt. Crested Butte Water and Sanitation District. The property is located directly west of the Pitchfork Development, within the NE1/4SW1/4 Section 26, T13S R86W, 6<sup>th</sup> P.M.

With a quorum present Chairman Fulton opened the work session.

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

Present representing the Planning Commission: Commissioners Fulton, Cattles, Venard, Diani, and Mugglestone.

Present representing the application; Wayne Meredith and Whitney Meredith.

Wayne Meredith said they are requesting a subdivision of five acres off of the existing 38 acre parcel. They have access through Pitchfork and Big Sky. They have water and sewer taps; no well or septic system is requested. They are not in the flood plain, and do not have ridgeline issues. They are anticipating building a 5,000 sq. ft. residence and a 2,500 sq. ft. barn.

Cattles asked if there is an existing residence on the parcel; Wayne Meredith said yes.

Starkebaum said he has had conversations with Mt. Crested Butte Water and Sanitation District and they verified there are existing agreements in place. Staff has received comments from Crested Butte Fire District and the Town of Mt. Crested Butte. He added there are no affordable housing requirements in place.

Starkebaum asked the commissioners if a site visit would be necessary. The commissioners agreed no site visit was necessary; they were familiar with the area.

The commissioners directed staff to schedule a joint public hearing with the Board of County Commissioners (BOCC) and prepare a draft recommendation for review.

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**Nine Mile Ranches Subdivision (LUC-16-00027)** The Gunnison County Planning Commission conducted a work session with no action. They reviewed a request to subdivide 38-acres into three single-family lots, Lot 1 9.7-acres, with an existing residence; Lot 2 13-acres; Lot 3 13.3-acres. The new residences will be served by well and septic. The property is located east of Highway 149, within the E1/2SE1/4 Section 22, Township 48 North, Range 2 West, N.M.P.M.

With a quorum present Chairman Fulton opened the work session.

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

Present representing the Planning Commission: Commissioners Fulton, Cattles, Venard, Diani, and Mugglestone.

Present representing the application; Shaun Rose Foli.

Foli explained they are requesting a three lot subdivision of their 38 acre parcel. The southern-most parcel has an existing residence, and that parcel would provide access for the center lot. The northern-most lot has an access in place already. Each parcel would accommodate a single family residence, and a well and septic system. These lots are close to the highway. The sizes are consistent with the surrounding lots. They intend to sell all but the northern most lot; keeping the northern-most lot for themselves.

Starkebaum explained the lots are within Sage-grouse habitat and the Wildlife Coordinator comments have been submitted. He noted there are contracts in place with the Upper Gunnison Water Conservancy District, for the two vacant lots. He provided an aerial photo to the commissioners to illustrate the surrounding acreages. He said it fits within the surrounding neighborhood lot sizes.

The commissioners agreed they were familiar with the area, so no site visit would be needed.

The commission directed staff to prepare a draft recommendation for the date of the joint public hearing with the Board of County Commissioners.

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**SBDC/Ice House, Gerrit McGowan** – The Gunnison County Planning Commission participated in an informational work session and site visit at the ICEhouse facility at Western campus. 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 a 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) providing horseback riding lessons, riding facilities, horse clinics, horse competitions, training, equine centered vacations, horse camping, concierge services for guests, 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 staff; Director of Community Development Cathie Pagano and Administrative Assistant Rebecca Ricord.

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

Present representing applicant: attorney Jim Starr, owners Heath Hansens and Kirsten Atkins.

Starr explained he is not the applicants' legal representative but has been asked to help. Hansens explained they see a community need for the facility. Currently there is a lack of riding arenas and boarding facilities in the area. There is also no place to take horseback riding lessons. The Crested Butte Horse Park would be a boarding, lesson and equestrian event center. They want to take riding from a seasonal sport to a yearlong sport. It would be the only heated indoor arena in the Gunnison Basin. They will also provide horse training on the local and State level once they are open.

Hansens explained the first building would be their temporary office. They will not have the time to build their indoor arena until 2018 or 2019. The office will be in the arena in the future. Ideally the temporary office would be on wheels. The exterior of the building will be the same material as all the other buildings. The temporary office would be there for three to four years, unless repurposed. Hansens explained the indoor arena accounts for 60% of their boarding revenue and 45% of their lesson revenue. It is very essential to their business and the community. The heat in the arena will be kept at 35-40 degrees so the horses are not going from high heat to the cold weather outside. They would like to have the guest viewing area on the West side of the arena to provide a place for people to gather, to watch or to take video of riders. The office would be attached to the building, allowing them to watch what's happening in the arena. There would be a storage area and an indoor wash area, with hot and cold water.

Fulton wanted to know how many horses they can have in the arena; Hansens stated the most would be 22 horses. Fulton wanted to know how they would deal with the people traffic, vehicle traffic and horse traffic. Hansens went through the traffic study and where the vehicles would be. Fulton requested they check with the Crested Butte Fire Protection District, to ensure they approve of people parking inside and outside the loop, in case of an emergency. Pagano stated Community Development has not received comments from the Crested Butte Fire Protection District yet. Hansens explained the reason for the location of the arena, is so the adjacent Gallowich property would buffer it from Highway 135 and they would have the best view of the area from the location. They would also put a berm in to stop light and sound from going into the Gallowich property.

Hansens explained they are going to put an apartment above the office to be used as employee housing. He added the outdoor arenas will have sand footing and the same materials used for the roads will be used, allowing for good drainage. Hansens brought in samples of the subgrade base mat they will use in the arenas and boarding areas. It retains water in the cups when it rains but allows most of the moisture to drain out. You put it on top of the gravel base which ensures the gravel doesn't divot. It will address erosion and drainage problems. Diani asked Hansens to explain how they would avoid ammonia smells from the buildup of urine in the cups. Hansens explained they will put the material they have chosen over the gravel, put sand or wood shavings on top of that and then clean it out every two weeks with a hose. Hansens stated they will be using a mobile irrigation system made of a water reel. It can be moved around the property to irrigate, and keep the dust down.

Hansens explained the compost facility. There will be 420 tons of waste per year from the horses and the composting facility will be used to take it from manure to finished compost in 30 to 60 days with forced air. Diani wanted to know if air

will be used or if they will be using an expensive form of oxygen. Hansens answered it will be air. The compost facility will stop them from having to take the manure to the dump and will give them a sellable product. Fulton asked for an explanation of fire protection for the compost facility. Hansens explained you have to maintain a certain moisture level in the compost system so the compost will break down. The building will be have cinder block walls so the only thing that could burn is the roof.

Hansens explained there will be water available in the camping area. They will provide attachments to their septic system, and electrical power. Diani wanted to know if people going to the shows but don't have horses will be allowed to camp. Hansens hasn't decided yet. Fulton wanted to know how many campsites there will be and explained Hansens will have to decide exactly what they want the each campsite to be used for. Pagano explained they need to decide the number of units they are going to have available for camping and whether there will be tent sites.

Starr explained the property is currently two parcels which are roughly 35 acres each. They are requesting to re-subdivide the parcel to change the size of the parcels as set forth in the plan. Pagano explained they are looking at doing two parcels but one of them will be less than 35 acres and that's why they have to go through the subdivision process, instead of doing a boundary line adjustment. A conveyance would be done , there will be an 11 acre parcel and one a little over 60 acres.

Pagano explained the first task the commissioners has to review is the subdivision request. The second is the commercial application. The application is for a commercial use greater than 5,000 sq. ft. The *Gunnison County Land Use Resolution* (LUR) classifies this type of project as a Major Impact Project but the applicant has requested a reduction in the classification from Major to Minor. They have identified how they meet those additional impact criteria classifications. So the commissioners will determine the impact classification, by reviewing the subdivision and reviewing the commercial use. Pagano stated the subdivision is a Minor Impact Project and any subdivision requests goes to the Board of County Commissioners for final approval. Pagano suggested the commissioners review the criteria for impact classification and also Article 5 of the LUR. The Commission decided to defer on making the decision of whether it is a Minor or Major Impact Project until after further review. Pagano reminded the Commission the standards for Minor and Major were not different but the times frames are dramatically different, Minor- three to six months and Major up to two years. Pagano's staff recommendation is Minor Impact would be suitable for this project.

Diani wanted to know how many employees they would have. Hansens said four, including himself. Diani also wanted to know about safety for the obstacle courses. Hansens explained their safety plan. They have met with the head of EMS in Crested Butte and will create response zones. They will keep a 100 x100 space in their turn out area for flight for life to land on the property. Safety is their number one concern and all of the instructors and staff will be certified through the Certified Horsemanship Association. Diani also wanted to know about the rack washing area and where it will drain. Hansens explained it would drain into their septic system.

There will a site visit and work session on December 2, 2016.

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Fulton adjourned the meeting at 2:30.

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/S/ Beth Baker and Rebecca Riccord  
Gunnison County Community Development Department