GUNNISON COUNTY PLANNING COMMISSION
PRELIMINARY AGENDA: Friday, February 17, 2017

8:45 a.m.

- **Call to order; determine quorum**
- **Approval of Minutes**
- **Designation of Official Notice Posting Location**
- **Election of Officers**
- **Unscheduled citizens:** A brief period in which the public is invited to make general comments or ask questions of the Commission or Planning Staff about items which are not scheduled on the day's agenda.

9:00 a.m. **Nine Mile Ranches Subdivision,** work session/possible 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

9:15 a.m. **Starlight Subdivision (Homestead Cabin LLC),** work session/possible action, request to subdivide 38-acres into two lots; one of 33-acres, with existing residence, and one of three-acres. Water and sewer will be provided to the three-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, 6th P.M.
LUC-16-00034

9:30 a.m. **Tomichi Materials, LLC,** work session/site visit/direction to staff**,** request for modification to landscaping plan, The property is located approximately ½ mile east of the City of Gunnison, south of Highway 50, legally described as being located in the NE/4 SE/4 NW/4 Section 4 and the NE/4NE/4 Section 5, Township 49 North, Range 1 East, N.M.P.M., 43188 Highway 50
LUC-17-00002

11:00 a.m. **Crested Butte Horse Park**, joint public hearing/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

1:00 p.m. **Russ Forest, City Manager, City of Gunnison**, informational session with Planning Commission

Adjourn

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GUNNISON COUNTY PLANNING COMMISSION
REGULAR MEETING
February 17, 2017
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The Gunnison County Planning Commission conducted a regular meeting, in the Commissioners' Meeting Room in the Blackstocks Government Center. **Present:**

Chairman- Kent Fulton Vice-Chairman- Jack Diani Commissioner-Tom Venard Commissioner-Molly Muglestone Alternate Commissioner- Sarah Coleman Alternate Commissioner- Vincent Rogalski Board of County Commissioner- Jonathan Houck Board of County Commissioner- Kent Fulton	Assistant Director of Community Development- Neal Starkebaum Manager of Administrative Services- Beth Baker Others present as listed in text

Absent; Commissioner A.J. Cattles

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With a quorum present Chairman Fulton opened the February 17, 2017, regular meeting of the Planning Commission.

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Moved by Diani seconded by Fulton to approve the Planning Commission meeting minutes dated January 20, 2017, as amended. The motion passed unanimously.

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Election of Officers:
Moved by Venard seconded by Mugglestone to appoint Kent Fulton as Chairman of the Gunnison County Planning Commission. The motion passed unanimously.

Moved by Fulton seconded by Venard to appoint Jack Diani as Vice Chairman of the Gunnison County Planning Commission. The motion passed unanimously.

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Chairman Fulton seated Alternate Commissioner Rogalski to be a voting member for the February 17, 2017 meeting.

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Notice of Posting Locations: Moved by Fulton seconded by Venard to designate the official meeting notice locations for 2017 to be the bulletin board outside the Board of County Commissioners Meeting room, located at 200 E. Virginia, second floor; and the advisory locations to be glass case on the first floor of the Blackstocks Government Center and bulletin board outside the Community Development office located at 221 N. Wisconsin,

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Nine Mile Ranches Subdivision (LUC-16-00027): The Gunnison County Planning Commission conducted a work session. They reviewed the request to subdivide 36.3-acres into three single-family lots, Lot 1 9.7-acres, with existing residence; Lot 2 13-acres; Lot 3 13.6-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.

Present representing Planning Commission: Commissioners; Fulton, Diani, Venard, Mugglestone, Coleman and Rgoalski.

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

Present representing the application: Rose Foli.

With a quorum present Chairman Fulton opened the work session.

Starkebaum confirmed the Colorado Division of Water Resources has submitted their letter of approval, verifying the adequacy of the well pump test.

The commissioners reviewed the draft recommendation.

Moved by Venard seconded by Fulton to approve the recommendation of LUC-16-00027, Nine Mile Ranches Subdivision as amended. The motion passed with commissioners Fulton, Diani, Venard and Mugglestone all voting yes. Commissioner Rogalski was unable to listen to the audio recording of the joint public hearing, so he was unable to vote on the application.

PROJECT SUMMARY:
Dawn Delany, represented by Rose Foli, is requesting the subdivision of 36.3-acres into three single-family lots: Lot 1, 9.7-acres (with existing residence); Lot 2, 13-acres; Lot 3, 13.6-acres. The new residences will be served by well and septic. Access will be from Highway 149. No covenants are proposed.

LOCATION:
The property is located approximately 18 miles southwest of the City of Gunnison, seven miles up Highway 149, south of Highway 50. The property is legally described as being within the E1/2SE1/4 Section 22, Township 48 North, Range 2 West, N.M.P.M.

SURROUNDING LAND USES:
West – across Highway 149; Mesa Valley Subdivision, two lots, with residences, 8.2 and 8.3-acres; 21-acre parcel, with residence.
North – 93-acre tract, agricultural
East –93-acre tract, agricultural; BLM
South – Moncrief Ranches, 176-acres, agricultural

IMPACT CLASSIFICATION: Minor Impact Project, based upon the impact classification found in *Section 6-102: Projects Classified as Minor Impact Projects A. 2-4 Units*.

PLANS/REPORTS/SUBMITTALS:
Plans, reports, and other submittal documents informing this Decision include, but are not limited to:
- Minor Impact Land Use Change Application
- Subdivision Plat – prepared by Del-Mont Consultants, Inc., November 14, 2016

MEETING DATES:
The Planning Commission held meetings on the following dates:
- November 18, 2016 Work Session
- January 20, 2017 Joint Public Hearing
- February 17, 2017 Work Session

SITE VISIT:
The Planning Commission determined that a site visit was not necessary, as they were familiar with the property.

PUBLIC HEARING:
The Planning Commission and the Board of County Commissioners conducted a joint public hearing on January 20, 2017. At that time, no members from the public were present and no written public comments were received.

All testimony, both written and oral, is hereby incorporated as part of this record of review and evaluation.

REVIEW AGENCY REFERRAL COMMENTS:
Comments were received from the following agencies:

Sage-Grouse Review: Brooke Vasquez, Wildlife Biologist, NRCS, letter of October 6, 2016, notes:

> "The applicant is proposing to divide a 38.68± acre parcel with existing development into three separate parcels with potential to build single family residences in the future. If divided, the proposed parcel sizes would be 13.685± acres, 13.086± acres, and 9.776± acres (this parcel would contain the existing development). The parcel is located along Hwy 149 with development to the west and north.

The parcel is not within 0.6 miles of a Gunnison Sage-grouse lek. There are 4 Gunnison Sage-grouse leks within 2.15± miles of the parcel. Two of these leks are active, one has an unknown status, and one is inactive.

The north end of the parcel contains approximately 1 acre of Gunnison Sage- grouse Tier 1 Habitat (score ≥ 15) as mapped using the 2012 Habitat Prioritization Tool (Gunnison Basin Sage-grouse Strategic Committee 2012). The overall habitat score for the parcel ranges from 6 to 26. The value of Gunnison

Sage-grouse habitat on the parcel is reduced because of the proximity of the highway and adjacent development. The mapped Tier 1 Habitat is less likely to be utilized by Gunnison Sage-grouse due to the amount of disturbance from the highway and development.

The parcel abuts vacant land to the east and south that is mapped as Tier 1 Habitat. Due to the proximity of active leks, this vacant land has potential to have Gunnison Sage-grouse use. According the April 2005 Gunnison Sage- grouse Rangewide Conservation Plan, 85.2% of Gunnison Sage-grouse nest within 4 miles of a lek. To help protect this habitat, any ground disturbing activity on the parcel or proposed parcels should be reseeded with an appropriate mix and weeds should be controlled.

Allowing development in an already developed area is more desirable than wide spread development in Gunnison Sage-grouse habitat. The proposed activity on this parcel will have less of an impact on Gunnison Sage-grouse and their habitats because of its location near the highway and existing development.

Based upon this analysis, a review of the data available, and the nature of the proposed activity, I find that the proposed activity will not adversely impact Gunnison Sage-grouse or their habitats beyond that which has already occurred.

Because Gunnison Sage-grouse are in the general area, I recommend that the following requirements/conservation actions be applied as conditions of all Gunnison County permits issued for projects on this parcel to protect Gunnison Sage-grouse and their habitats:

1) Due to the proximity of Tier 1 Habitat, a Gunnison County Reclamation Permit will be required for any site disturbing activities on the proposed parcels. That permit should contain specific reclamation conditions. Disturbed areas need to be reseeded with an approved seed mix. CPW and/or NRCS are available to help identify an appropriate seed mix.

2) For activities not requiring a Reclamation Permit, disturbed areas should be reseeded with an appropriate seed mix. Colorado Parks and Wildlife (CPW) and/or the Natural Resources Conservation Service (NRCS) are available to help identify an appropriate seed mix.

3) Woven wire fencing will not be allowed for perimeter fencing or as interior cross fencing. Perimeter and cross fencing must be built using specifications from the most recent edition of the Colorado Parks and Wildlife (CPW) publication *Fencing with Wildlife in Mind.*

4) Property owners must control or attempt to eradicate any noxious weeds that occur on the property. A list of noxious weeds may be found in the Colorado Noxious Weed list: www.colorado.gov/pacific/agconservation/noxious-weed-species The Gunnison County Weed Management Program should be contacted (970- 641-4393) for additional information and technical assistance.

5) Per Section 11-106 G.3.d.1. of the *Gunnison County Land Use Resolution,* dogs and cats must be kept under appropriate control, by means which may include kenneling or other physically secure methods to ensure that negative effects to wildlife from pets do not occur. This includes construction workers' pets.

Colorado Division of Water Resources –Megan Sullivan, P.E., Water Resource Engineer, letter of December 2 and 9, 2016 and February 3, 2017. Excerpts include:

"We have reviewed the above referenced proposal to subdivide a 38 acre tract into three single family lots. Lot 1 will be 9.7 acres and has an existing residence, Lot 2 will be 13 acres and Lot 3 will be 13.3 acres in size. According to the Water Supply Information Summary sheet, under the Estimated Water Requirements section, the use within the subdivision is for three single family dwellings and irrigation of 0.5 acres. It is unclear if the irrigated 0.5 acres is for the entire subdivision to be divided among the three lots, limited to one specific lot, or each lot will have 0.5 acres of irrigation. Water will be supplied by individual on-lot wells and wastewater treatment will be provided by individual onsite wastewater treatment systems.

The existing residence on proposed Lot 1 is currently served by an existing well, Well Permit No. 224492. According to our records, the well permit was issued on April 3, 2000 and use of groundwater from the well is limited to fire protection, ordinary household purposes inside one single family dwelling, irrigation of not more than 0.9 acres of home lawn and gardens, and the watering of domestic animals. The well was constructed on August 21, 2000 to a depth of 260 feet and a permanent pump was installed on August 25, 2000. According to the pump installation report, a two hour pump test was performed and the reported pump rate was 12 gpm and the static water level was at 32 feet. For subdivisions created after 1972, § 37-92-602(3)(b)(III), C.R.S., requires that the cumulative effect of all wells in a subdivision be considered when evaluating material injury to decreed water rights. The source of the proposed water supply would be from, or tributary to, the Gunnison River. This area of the Gunnison River is over-appropriated; therefore, a court decreed plan for augmentation plan is required to offset depletions caused by the pumping of any wells, including any existing wells, within the subdivision. The applicant has contracted with the Lake San Cristobal Water Activity Enterprise which is managed by the Upper Gunnison Water Conservancy District (District), Hinsdale County and the Town of Lake City, for replacement water to be released from Lake San Cristobal pursuant to the District's Plan for Augmentation decreed in Case No. 03CW108, Water Division No. 4. However, the applicant provided copies of augmentation certificates for Parcels (Lots) 2 and 3 but not one for Lot 1. If the applicant intends to use the existing well, currently permitted under Permit No. 224492, to supply any portion of the subdivision, pursuant to the State Engineer's Policy 2011-1, a new well permit issued pursuant to a decreed plan for augmentation will be required. Please note that the augmentation certificates provided for Parcels 2 and 3 are for 1 Base Unit each. According to the decree in Case No. 03CW108, 1 Base Unit will provide sufficient augmentation water, including transit loss, to augment depletions from in-house use for a single family dwelling utilizing a non-evaporative sewage disposal system. Therefore pursuant to the augmentation certificates, the use of the wells on Lots 2 and 3 would each be limited to household use only in one single family dwelling with no outside uses such as lawn and garden irrigation or domestic animal watering allowed. As the applicant indicated in the provided materials that at least 0.5 acres within the subdivision will be irrigated, presumably on Lot 1, sufficient augmentation water must be purchased to replace depletions from all uses from the well on Lot 1, including any outside uses.

As indicated in previous correspondence, the existing residence on proposed Lot 1 is currently served by an existing well, Well Permit No. 224492. According to our records, the well was constructed on August 21, 2000 to a depth of 260 feet and a permanent pump was installed on August 25, 2000. According to the pump installation report, a two hour pump test was performed and the reported pump rate was 12 gpm and the static water level was at 32 feet. Unfortunately the well test reported on the Pump Installation Report did not provide more information other than a single pump rate and the static water level.

As stated in CRS 30-28-133(3)(d), the subdivider is required to submit "Adequate evidence that a water supply that is sufficient in terms of quality, quantity, and dependability will be available to ensure an adequate supply of water for the type of subdivision proposed." Typically adequate evidence is usually provided in the form of a water resource report, prepared by a professional engineer or water consultant, which addresses the quality, quantity, and dependability issues. However, if the applicant could provide a copy of a more recent well test in which water levels and a pumping rate are measured in intervals over the length of the test, a water resource report may not be necessary.

If a more recent well test confirms the well has a sustained yield similar to the pump rate reported in 2000 and if the additional wells have similar production rates, the water supply should be physically adequate.

The applicant submitted a pump test conducted by Williams Drilling Company on January 18, 2017, for well Permit No. 224292. The report indicates that a two hour pump test was performed and according to the report, the well was drawn down from the static water level of 36 feet to 70 feet while pumping at between thirteen and ten gallons per minute. After pumping stopped, the well recovered to within seven feet of the static water level within 30 minutes. If the proposed additional wells have similar production rates and sufficient storage capacity, the water supply should be physically

adequate. Please note the long term adequacy of any ground water source may be subject to fluctuation due to hydrological and climatic trends."

COMPLIANCE WITH APPLICABLE SECTIONS OF THE *GUNNISON COUNTY LAND USE RESOLUTION:*

Section 9-508: Keeping of Livestock not on an Agricultural Operation.
The applicant proposes to allow livestock on the property.

Section 10-102: *Locational Standards for Residential Development.*
The request does not meet the primary residential density standard. The proposed subdivision is not located within a municipal three-mile area.

Section 10-103: *Residential Density.*
The request proposes three single-family lots, Lot 1 9.7-acres, with existing residence; Lot 2 13-acres; Lot 3 13.3-acres. Residential parcels in the immediate neighborhood range from 8.3-acares to 21-acres. Parcel sizes are compatible with existing residential development in the neighborhood and will result in no significant net adverse impacts to the neighborhood.

Section 11-103: *Development in Areas Subject to Flood Hazards*.
The property contains no floodplain, according to County mapping.

Section 11-104: *Development in Areas Subject to Geologic Hazards*.
The property is not within a geologic hazard area, according to County mapping.

Section 11-105: *Development in Areas Subject to Wildfire Hazards.*
The property is in a low - moderate wildfire hazard area, according to County mapping.

Section 11-106: *Protection of Wildlife Habitat Areas.*
A sage-grouse Habitat Site Specific Analysis Pre-Application conference was held at the subject property. See comments from Brooke Vasquez, Wildlife Biologist, NRCS, letter of October 6, 2016. No comments were received from the Colorado Parks and Wildlife.

Section 11-107: *Protection of Water Quality*.
No water bodies are located on the property.

Section 11-108: *Standards for Development on Ridgelines.*
The property is not located on a ridgeline.

Section 11-109: *Development that Affects Agricultural Lands.*
There are agricultural lands in the immediate area.

Section 11-110: *Development of Land beyond Snowplowed Access*.
The property is not beyond snowplowed access.

Section 11-111: *Development on Inholdings in the National Wilderness.*
Not applicable, the site is not located on a National Wilderness inholding.

Section 11-112: *Development on Property above Timberline.*
Not applicable, the site is not located above timberline.

Section 12-103: *Road System*.
The proposed lots would be accessed from an access road from Highway 149. No comments were received from the County Public Works Department.

Section 12-104: *Public Trails*.
There is no public trail existing or proposed.

Section 12-105: *Water Supply*.

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The water supply for Lot 1 will be supplied by the existing well. New wells will supply water to Lots 2 and 3. The applicant has provided contracts from the Upper Gunnison River Water Conservancy District for augmentation water from the Lake San Cristobal Water Activity Enterprise, for the proposed wells on the lots. Comments from Megan Sullivan, Water Resources Engineer, Colorado Division of Water Resources, note that the subdivision can be legally and physically served by the proposed water supply.

Section 12-106: ***Sewage Disposal/Wastewater Treatment.***
On-site Wastewater Treatment Systems are proposed on each lot to provide for wastewater treatment. Other residences in the neighborhood have existing permitted wastewater treatment systems.

Section 12-107: ***Fire Protection*****.**
The property is within the Gunnison County Fire Protection District. No comments were received from the District.

Section 13-103: ***General Site Plan Standards and Lot Measurements.***
The site plan for the subdivision complies with the standards of this Section.

Section 13-104: ***Setbacks from Property Lines and Road Rights-of-Way.***
The building envelopes meet the setback requirements.

Section 13-105: ***Residential Building Sizes and Lot Coverages.***
The subdivision plat identifies site-specific building envelopes on each lot. Minimum lot size complies with OWTS regulations. Building sizes are required to comply with the required maximum square footages at time of building permit application.

Section 13-106: ***Energy and Resource Conservation.***
All structures to be constructed within the development will be subject to the standards of this Section at the time of building permit application.

Section 13-107: ***Installation of Solid Fuel-Burning Devices***
Installation of solid fuel-burning devices is subject to the standards of this Section at the time of building permit application.

Section 13-108: ***Open Space and Recreation Areas***
Not applicable. Open space dedication is not required for minor impact projects.

Section 13-109: ***Signs.***
There are no signs proposed as part of the submitted application.

Section 13-110: ***Off-Road Parking and Loading.***
A minimum of two parking spaces is required for each single-family residence.

Section 13-111: ***Landscaping and Buffering.***
Landscaping is not required for minor impact projects.

Section 13-112: ***Snow storage****.*
Adequate area is available for snow storage on each lot.

Section 13-113: ***Fencing***
All new fencing shall comply with this Section.

Section 13-114: ***Exterior Lighting.***
All new structures are required to comply with this section.

Section 13-115: ***Reclamation and Noxious Weed Control.***
A reclamation permit is required for driveway construction, home site clearing and berm construction.

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Section 13-116: *Grading and Erosion Control.*
Grading activities are required to secure a Reclamation Permit from the Public Works Department, pursuant to Section 13-115: *Reclamation and Noxious Weed Control*.

Section 13-117: *Drainage, Construction and Post-Construction Stormwater Runoff.*
Construction activities are required to secure a Reclamation Permit from the Public Works Department.

Section 13-118: *Water Impoundments.*
Not applicable, this project does not propose a water impoundment.

Section 13-119: Standards to Ensure Compatible Uses.
The development is compatible with the existing residential and agricultural neighborhood.

Section 15-103: *Right-to-Ranch Policy*.
This Section is applicable to all land use change permits.

FINDINGS:
The Commission finds that:

1. The Planning Commission has classified the application as a Minor Impact Project, based upon the impact classification found in *Section 6-102: Projects Classified as Minor Impact Projects A. 2-4 Units*.

2. The land use change complies with all applicable requirements of the *Gunnison County Land Use Resolution* and *Section 6-10: Standards of Approval for Minor Impact Projects*.

3. The Commission finds that the proposed three-lot residential subdivision is compatible with existing development in the neighborhood and will result in no significant net adverse impacts to the neighborhood.

4. This review and decision incorporates, but is not limited to, all the documentation submitted to the County and included within the Planning Office file relative to this application; including all exhibits, references and documents as included therein.

RECOMMENDATION:
The Gunnison County Planning Commission, having considered the submitted plans, exhibits, and public testimony, has reached the above Findings and recommends to the Board of County Commissioners that LUC No. 2016-00027 Nine Mile Ranches Subdivision, be approved with the following conditions:

1. This permit is limited to activities described within the "Project Summary" of this application, and as depicted on the Site Plan submitted as part of this application. Expansion or change of this use will require either an application for amendment of this permit, or submittal of an application for a new permit, in compliance with applicable requirements of the *Gunnison County Land Use Resolution*.

2. The applicant shall comply with the following conditions for the protection of Gunnison Sage-grouse and Sage-grouse habitat:

1) Due to the proximity of Tier 1 Habitat, a Gunnison County Reclamation Permit will be required for any site disturbing activities on the proposed parcels. That permit should contain specific reclamation conditions. Disturbed areas need to be reseeded with an approved seed mix. CPW and/or NRCS are available to help identify an appropriate seed mix.

2) For activities not requiring a Reclamation Permit, disturbed areas should be reseeded with an appropriate seed mix. Colorado Parks and Wildlife (CPW) and/or the Natural Resources Conservation Service (NRCS) are available to help identify an appropriate seed mix.

3) Woven wire fencing will not be allowed for perimeter fencing or as interior cross fencing. Perimeter and cross

fencing must be built using specifications from the most recent edition of the Colorado Parks and Wildlife (CPW) publication *Fencing with Wildlife in Mind.*

4) Property owners must control or attempt to eradicate any noxious weeds that occur on the property. A list of noxious weeds may be found in the Colorado Noxious Weed list: www.colorado.gov/pacific/agconservation/noxious-weed-species The Gunnison County Weed Management Program should be contacted (970- 641-4393) for additional information and technical assistance.

5) Per Section 11-106 G.3.d.1. of the *Gunnison County Land Use Resolution,* dogs and cats must be kept under appropriate control, by means which may include kenneling or other physically secure methods to ensure that negative effects to wildlife from pets do not occur. This includes construction workers' pets.

3. A mylar subdivision plat, in compliance with Section 6-105, *Gunnison County Land Use Resolution*, shall be provided to the Community Development Department, for signature by the Board of County Commissioners. Approval shall not be effective until and unless the plat is recorded with the Office of the Gunnison County Clerk and Recorder.

4. The approval shall be memorialized by Board Resolution. Approval shall not be effective until the Resolution is recorded with the Office of the Gunnison County Clerk and Recorder.

5. This permit may be revoked or suspended if Gunnison County determines that any material fact set forth herein or represented by the applicant was false or misleading, or that the applicant failed to disclose facts necessary to make any such fact not misleading.

6. The removal or material alteration of any physical feature of the property (geological, topographical or vegetative) relied on herein to mitigate a possible conflict shall require a new or amended land use change permit.

7. Approval of this use is based upon the facts presented and implies no approval of similar use in the same or different location and/or with different impacts on the environment and community. Any such future application shall be reviewed and evaluated, subject to its compliance with current regulations, and its impact to the County.

Fulton closed the work session at 9:15 A.M.

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Starlight Subdivision (Homestead Cabin LLC,) LUC-16-00034 The Gunnison County Planning Commission conducted a work session. They reviewed the request to subdivide 36-acres into two lots; one of 33-acres, with existing residence, and one of three-acres. Water and sewer will be provided to the three-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, 6th P.M.

Present representing Planning Commission: Commissioners; Fulton, Diani, Venard, Mugglestone, Coleman and Rogalski.

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

Present representing the application: Whitney Meredith and Wayne Meredith.

Starkebaum said the staff had received no written comments since the last meeting on this application.

With a quorum present Chairman Fulton opened the work session.

The commissioners reviewed the draft recommendation.

Moved by Diani seconded by Venard to approve the recommendation of LUC-16-000034 Starlgiht Subdivision as amended. The motion passed unanimously.

PROJECT DESCRIPTION:
The applicant has submitted an application for the subdivision of 36-acres into two single-family lots; one of three-acres (Lot 1) and one of 33-acres (with exiting residence – Lot 2)). Under a previous agreement, the Mt. Crested Butte Water and

Sanitation District will provide water and sewer to the Lot 1. Under a previous agreement with the Town of Mt. Crested Butte, access to the Lot 1 will be via Big Sky Drive, Pitchfork. Access to the existing residence on Lot 2 is from Washington Gulch Road (CR 811).

The applicant has submitted protective covenants, titled *Declaration of Protective Covenants of Starlight Subdivision (Covenants)* and which identify specific design standards and limitations. A residence is limited to a maxuimum of 5,000 square feet and an aggregate square footage of all structures is limited to 7,500 square feet. A second residence is only allowed on Lot 2. The applicant has waived further development rights, eliminating further subdivision of the property.

LOCATION:
The property is located directly west of the Pitchfork Development (Town of Mt. Crested Butte), and is bisected by Washington Gulch and the Washington Gulch Road. The property is legally described as being within the NE1/4SW1/4 Section 26, Township 13 South, Range 86 West, 6th P.M, consisting of 38-acres.

SURROUNDING LAND USES:
West – Allen & Sons - 755-acre parcel; vacant, agricultural
North – Kapushion & Company – 41-acre tract; vacant, agricultural
East – Pitchfork Development (Town of Mt. Crested Butte), high density residential
South – Glacier Lily Subdivision, residential

IMPACT CLASSIFICATION:
Minor Impact Project, based upon the impact classification found in *Section 6-102: Projects Classified as Minor Impact Projects A. 2-4 Units*.

PLANS/REPORTS/SUBMITTALS:
Plans, reports, and other submittal documents informing this Decision include, but are not limited to:
- Minor Impact Application
- CBFPD Comments, letter of October 24, 2016
- Mt. Crested Butte comments, email of November 4, 2016
- Plat of Starlight Subdivision, prepared by NCW & Associates, January 11, 2017
- Declaration of Protective Covenants of Starlight Subdivision, January 11, 2017

MEETING DATES:
The Planning Commission held meetings on the following dates:
- November 18, 2016 Work Session
- January 20, 2017 Joint Public Hearing
- February 17, 2017 Work Session

SITE VISIT:
The Planning Commission determined a site visit was not required, as they were familiar with the property and the neighborhood.

PUBLIC HEARING:
The Planning Commission and the Board of County Commissioners conducted a joint public hearing on January 20, 2017; at that time:

Bill Coburn homeowner in and developer of the Pitchfork Subdivision illustrated the snow storage existing issues on a plat. His only issue with the Meredith's plan is the lack of availability for Pitchfork snow storage. The snow storage is currently very tight in Pitchfork.

Ed Corcoran resident in Ptichfork said he lives across from the snow storage area and it is filled with snow most of the time. Snow is regularly stored there and trucked out. There was not enough snow storage planned and it is already a very difficult situation. It is important to maintain the current level of snow storage and any additional storage would be beneficial.

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Cassie Cadenhead resident in Big Sky pointed out using Big Sky as the access point is a one way road and it would impact the entire block. She was very concerned about the potential construction traffic, and a blind corner on the road. She inquired how those road impacts would be paid for.

Roman Kolodzie resident in Pitchfork thanked the Meredith's for allowing the KBUT radio towers on their property, and offered to help with the spring cleanup. He was concerned with the proposed access point. Kolodzie said he is passionate about his view shed, and this proposed house could obstruct his view if placed on the top of the hill. Meredith explained the easement is barely off the edge of Washington Gulch and there is no space to build farther over. He added being up against the hill is the least disturbance to the view shed, and views toward Red Lady and down valley will not be obstructed, but he said Kolodzie will be able to see the new house. Whitney Meredith reminded Kolodzie they are asking for one home not nine and no further subdivision of this lot is beneficial to the view.

Written Comments were received from:

- Cassia and Ryan Cadenhead, January 10, 2017, noting suggestions regarding the location of the building envelopes, snow storage, trails and visual impacts.
- Joseph W. Judd, January 12, 2017, noting concerns with traffic and access.
- George Harper, January 19, 2017, noting concerns with traffic and access.
- Geller Fischel Trust, January 19, 2017, preferring no subdivision
- Edward A. Corcoran & Janet L. Birch, noting concerns with traffic, snow storage, cattle and access.
- Betsy Kolodziej, January 20, 2017, noting concerns with building size and height, access and views.
- Roman Kolodziej, January 20, 2017, noting concerns with building size and height, access and views.
- Pavel Kasala, January 20, 2017, noting concerns with building size and height, access and views.
- Lisa Pisano, January 20, 2017, noting concerns with building size and height, access and views.

The oral portion of the public hearing was closed, but written public comments were allowed until February 3, 2017. No additional written comments were received.

All testimony, both written and oral, is hereby incorporated as part of this record of review and evaluation.

REVIEW AGENCY REFERRAL COMMENTS:
Comments were received from the following agencies:

- **Crested Butte Fire Protection District** –Scott Wimmer, Fire Inspector and Ric Ems, Fire Chief/Fire Marshal, October 24, 2016. The comments note:
  "The Fire Division of the Crested Butte Fire Protection District has received your proposal for the above noted project. After reviewing the proposal for compliance with adopted codes and ordinances we have no objections to the proposal."

- **Town of Mt. Crested Butte** – Carlos Velado, CD Director, Town of Mt. Crested Butte, via email of November 4, 2016 provided comments, noting possible concerns with building height, square footages, setbacks, gates and affordable housing.

COMPLIANCE WITH APPLICABLE SECTIONS OF THE *GUNNISON COUNTY LAND USE RESOLUTION:*

Section 9-508: Keeping of Livestock not on an Agricultural Operation.
The applicant proposes to allow livestock on the property.

Section 10-102: *Locational Standards for Residential Development.*

The proposed subdivision meets the primary locational standard, as it is within a municipal three mile plan (Town of Mt. Crested Butte).

Section 10-103: *Residential Density.*
The residential density of the lots is one unit/19-acres; Mt. Crested Butte Water and Sanitation District will provide water and sewer to Lot 1.

Section 11-103: *Development in Areas Subject to Flood Hazards*.
The property contains an unmapped floodplain on the Washington Gulch drainage. The building site on Lot 1 is located outside of the floodplain.
Section 11-104: *Development in Areas Subject to Geologic Hazards*.
The portion of the property within the building envelope on Lot 1 is within an Unstable Slope geologic hazard area, according to County mapping. A geotechnical evaluation and report will be required at the time of building permit application.

Section 11-105: *Development in Areas Subject to Wildfire Hazards.*
The subject property is within an area with low wildfire hazard, as identified by County mapping.

Section 11-106: *Protection of Wildlife Habitat Areas.*
The property is not within Gunnison Sage-grouse habitat. No comments were received from Colorado Parks and Wildlife.

Section 11-107: *Protection of Water Quality*.
Not applicable. The building envelope on Lot 1 is not located within 125 feet of any identified wetlands or waterbodies.

Section 11-108: *Standards for Development on Ridgelines.*
The property is not located on a ridgeline.

Section 11-109: *Development that Affects Agricultural Lands.*
The property is adjacent to agricultural land, which is owned by the applicant.

Section 11-110: *Development of Land beyond Snowplowed Access*.
Not applicable, the site is not located beyond snowplowed access.

Section 11-111: *Development on Inholdings in the National Wilderness.*
Not applicable, the site is not located on a National Wilderness inholding.

Section 11-112: *Development on Property above Timberline.*
Not applicable, the site is not located above timberline.

Section 12-103: *Road System*.
The existing residence on Lot 2 is accessed from Washington Gulch Road. Lot 1 will be accessed via driveway from Big Sky Drive, from within the Pitchfork Development, pursuant to an agreement with the Town of Mt. Crested Butte.
No comments were received from Public Works.

Section 12-104: *Public Trails*.
There is no public trail existing or proposed.

Section 12-105: *Water Supply*.
Water to Lot 1 will be provided by the Mt. Crested Butte Water and Sanitation District, under an existing agreement between the applicant and the District. The existing residence on Lot 2 has an existing well. See letter from Mt. CBW&SD.

Section 12-106: *Sewage Disposal/Wastewater Treatment.*
Sewer for Lot 1 will be provided by the Mt. Crested Butte Water and Sanitation District, under an existing agreement between the applicant and the District. The existing residence on Lot 2 has a septic system. See letter from Mt. CBW&SD.

Section 12-107: *Fire Protection*.

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5. The property is within the Crested Butte Fire Protection District. See comments from Scott Wimmer, Fire Inspector, and Ric Ems, Chief, Crested Butte Fire Protection District, comments of October 24, 2016, noting that the District has no objection to the proposal.
6.
7. **Section 13-103: *General Site Plan Standards and Lot Measurements.***
The site plan for the subdivision complies with the standards of this Section.

Section 13-104: *Setbacks from Property Lines and Road Rights-of-Way.*
The building envelopes meet the setback requirements.

Section 13-105: *Residential Building Sizes and Lot Coverages.*
Building envelopes have been delineated on the lots. All structures will be located within building envelopes.

Section 13-106: *Energy and Resource Conservation.*
All structures to be constructed within the development will be subject to the standards of this Section at the time of building permit application.

Section 13-107: *Installation of Solid Fuel-Burning Devices*
Installation of solid fuel-burning devices is subject to the standards of this Section at the time of building permit application.

Section 13-108: *Open Space and Recreation Areas*
Not applicable. Open space dedication is not required for minor impact projects.

Section 13-109: *Signs.*
There are no signs proposed as part of the submitted application.

Section 13-110: *Off-Road Parking and Loading.*
A minimum of two parking spaces is required for each single-family residence.

Section 13-111: *Landscaping and Buffering.*
Landscaping is not required for minor impact projects.

Section 13-112: *Snow storage*.
Adequate area is available for snow storage on each lot. Snow storage from the Town of Mt. Crested Butte, from Town streets in the Pitchfork Development was addressed at the public hearing. The applicant/landowner has an agreement with the Town of Mt. Crested Butte allowing for snow storage on the property.

Section 13-113: *Fencing*
All new fencing shall comply with this Section.

Section 13-114: *Exterior Lighting.*
All new structures are required to comply with this section.

Section 13-115: *Reclamation and Noxious Weed Control.*
A reclamation permit is required for driveway construction, home site clearing and berm construction.

Section 13-116: *Grading and Erosion Control.*
Grading activities are required to secure a Reclamation Permit from the Public Works Department, pursuant to Section 13-115: *Reclamation and Noxious Weed Control*.

Section 13-117: *Drainage, Construction and Post-Construction Stormwater Runoff.*
The Washington Gulch drainage on the property is outside of the building envelopes and will not be affected by development on the lots.

Section 13-118: *Water Impoundments.*
Not applicable, this project does not propose a water impoundment.

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Section 13-119: Standards to Ensure Compatible Uses.
Specific design standards and limitations on the uses on each lot are identified in the protective covenants, *Declaration of Protective Covenants Starlight Subdivision* to ensure the residential uses are compatible with the existing residential neighborhood.

Section 15-103: *Right-to-Ranch Policy*.
This Section is applicable to all land use change permits.

FINDINGS:
The Commission finds that:

8. The Planning Commission has classified the application as a Minor Impact Project, based upon the impact classification found in *Section 6-102: Projects Classified as Minor Impact Projects A. 2-4 Units*.

9. The land use change complies with all applicable requirements of the *Gunnison County Land Use Resolution* and *Section 6-10: Standards of Approval for Minor Impact Projects*.

10. The subdivision plat was reviewed and approved by the County Attorney's office, as to form and content.

11. This review and decision incorporates, but is not limited to, all the documentation submitted to the County and included within the Planning Office file relative to this application; including all exhibits, references and documents as included therein.

RECOMMENDATION:
The Gunnison County Planning Commission, having considered the submitted plans, exhibits, site specific mitigation, site observations and public testimony, has reached the above Findings and recommends to the Board of County Commissioners that LUC No. 2016-00034 Starlight Subdivision, be approved with the following conditions:

8. This permit is limited to activities described within the "Project Description" of this application, and as depicted on the Site Plan submitted as part of this application. Expansion or change of this use will require either an application for amendment of this permit, or submittal of an application for a new permit, in compliance with applicable requirements of the *Gunnison County Land Use Resolution*.

9. A mylar subdivision plat, in compliance with Section 6-105, *Gunnison County Land Use Resolution*, shall be provided to the Community Development Department, for signature by the Board of County Commissioners. Approval shall not be effective until and unless the plat is recorded with the Office of the Gunnison County Clerk and Recorder.

10. The approval shall be memorialized by Board Resolution. Approval shall not be effective until the Resolution is recorded with the Office of the Gunnison County Clerk and Recorder.

11. The *Declaration of Protective Covenants of Starlight Subdivision* shall be recorded contemporaneously with the Plat.

12. This permit may be revoked or suspended if Gunnison County determines that any material fact set forth herein or represented by the applicant was false or misleading, or that the applicant failed to disclose facts necessary to make any such fact not misleading.

13. The removal or material alteration of any physical feature of the property (geological, topographical or vegetative) relied on herein to mitigate a possible conflict shall require a new or amended land use change permit.

14. Approval of this use is based upon the facts presented and implies no approval of similar use in the same or different location and/or with different impacts on the environment and community. Any such future application shall be reviewed and evaluated, subject to its compliance with current regulations, and its impact to the County.

Fulton closed the work session at 9:30 A.M.

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Tomichi Materials. LLC (LUC-17-00002); The Gunnison County Planning Commission conducted a work session and site with possible direction to staff. They reviewed the request for modification to landscaping plan, The property is located approximately ½ mile east of the City of Gunnison, south of Highway 50, legally described as being located in the NE/4 SE/4 NW/4 Section 4 and the NE/4NE/4 Section 5, Township 49 North, Range 1 East, N.M.P.M., 43188 Highway 50

With a quorum present Chairman Fulton opened the work session.

Present representing Planning Commission: Commissioners Fulton, Diani, Venard, Mugglestone, Coleman and Rogalski

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

Present representing the application: Clay Varra.

Varra explained they are requesting a revision to the previously approved landscaping plan. The previously approved plan contains species that do not survive in the Gunnison climate. They have proposed a tree which grows six to nine feet high, and a sage brush species for the berm on the highway. There are Aspens are on the process berm. They will continue to seed, and have submitted a summary of the trees now present on site.

The commissioners directed staff to contact the Gunnison County Weed Coordinator to comment on the new proposed landscaping plan.

Starkebaum said the request does not meet the original intent because the existing tree heights were not adequate. Varra explained his landscaper included the root ball in the height measurements. He would rather not replace those trees with 10ft. trees. He said every berm is irrigated.

Starkebaum pointed out the existing landscaping is intended to draw one's attention from the pit; full screening is not possible.

Ramon Reed said narrow leaf cottonwoods could survive if they are watered adequately. He pointed out the proposed sage brush will not be compatible because of the watering done on the berms. They should get a professional landscape architect. There is a ditch between the berm and the highway that has not been used for many years, but there are plans to revive the ditch.

Hal Hearn addressing the water aspect of it, said it would be incumbent upon Varra to get the ditch running and it may not be the most appropriate method of watering. He added there is currently an irrigation system present which does not use the ditch.

Martin Klinowski said he does not think this project landscaping is obtrusive.

Starkebaum noted the original approval did not incorporate using the ditch. The highway changed some of the hydraulics of the ditch and it runs uphill in some sections.

Fulton closed the work session.

Planning Commission conducted a site visit, no minutes were taken during the site visit.

Site visit comments:
Diani -it was useful to see the deer are a large problem. There is a big difference between the berm on the highway and the pit. He liked the idea of using flowering sage, but suggested seeking advice as to appropriate species.

Venard-agreed with Diani.

Coleman- helpful to see difference between the highway berm and processing berm. She asked how the deer could be kept off the highway berm. Varra suggested installing a 6ft. buffer around trees with hog wire.

Mugglestone- good to see the site and she was interested in the advice the weed coordinator could provide.

Rogalski- had noticed the deer where eating the pines during the site visit. He noted planting larger plants will mature more quickly.

Fulton -trees along processing pit are healthy. He suggested checking with a landscaper to find something that will work on the highway berm.

Starkebaum requested direction from the Commission on the state of the existing landscaping- berm by berm. Fulton observed the plan put into place and accepted by the County and applicant is not working. He said before the plan can be amended a better plan is needed. He directed staff to confer with the County Weed Coordinator.

Commercial Berm– the trees have died. The commissioners agreed trees would not achieve any kind of mitigation as originally intended. They directed Varra to install the 13 trees on the highway berm instead, and seed the commercial berm.

Processing Berm - the pine trees are the right size tree, the aspens will be eaten by the animals. The commissioners directed the applicant to replace the trees which have died.

Highway 50 Berm – seems to be a total loss. There was a commitment by the applicant to provide landscaping on the berm, he is required to replace them. Mugglestone said there is a resource in the county to provide information on what will actually grow. Fulton suggested the need for an additional work session, but first there should be a more specific plan which include plants or trees that will actually survive.

Starkebaum said the applicant has undertaken the landscaping with due diligence and has been willing to work with the County.

Varra will submit an amended landscaping plan, after consulting with a landscaping expert.

Fulton closed the work session

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Crested Butte Horse Park LUC-16-00005; The Gunnison County Planning Commission and the Board of County Commissioners conducted a joint public hearing. 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 joint public hearing.

Present representing Planning Commission: Commissioners and Board of County Commissioners; Fulton, Diani, Venard, Mugglestone, Coleman and Rogalski, and Board of County Commissioners Jonathan Houck and Phil Chamberland.

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

Present representing the application: Heath Hansens and Jim Starr.

Manager of Administrative Services Beth Baker confirmed adequate public notice; the applicant 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 County Times.

Hansens thanked the public for the submitted comments and gave an explanation of the proposed project. He is proposing a full service equestrian center, providing an opportunity for interaction with equines in a safe environment. The Colorado Department of Transportation (CDOT) has determined a turn lane is not required. To address dust issues

they will use a mix of alluvial flow and glacial tail and a strata web type honeycomb structure which is filled with pit fill beneath the gravel. They should be able to minimize the impacts of dust with this system. That will be done on all the roads in the project. To address odor and insects they will an arid static pile compost system in an enclosed building. The system creates spacing within the compost so it will decompose at a faster rate. The finished compost will be tested and sold locally. The plan is geared toward approximately 42 horses on the property, but it may be expanded. The will be cleaning the manure out of the pastures and on the site. They will be building a competitive trials course. They are also requesting a one lot subdivision.

Hansens said there will be a day trailer parking area. They will sell memberships and have a capacity for 13 trailers. There will be drive through spots that will not require backing out.

Hansens explained there will be a separation in the facilities. There is an equestrian campus which will provide camping spaces, five are full hook up, four are not, and there are additional spaces for special events. There will be a tent camping area with five sites, two tents in each site. There will be no amplified sound allowed after dark in the campus areas.

Hansens said the indoor arena will contain a riding facility, the south side will be for horse boarding. There will be a guest area and viewing room. The building is 31,000 sq. ft., and can provide space for 32 riders. There will no rodents in the feed and the feed will be secure in the building. There will be storage along the north side. The office will have windows to look into the outdoor arena for safety. There will a tack room and feed room for boarders. The arena will be heated to approximately 35 degrees. They will provide one essential work force housing apartment on site.

They will teach ridging in the outdoor arena, and will also have two round pens for lessons and used by members.

There will be a picnic pavilion which will be horse free, with a lawn and a park like feel. There will be three loafing sheds with 10 pens in each, and a garage in the middle.

Dogs will be welcome, but will be kept in a separate dog run. It will not be a dog day care center. It will only be for employees and guests of the facility.

They will not fence the hillside. The elk and deer migration will not be impacted. The hay shed will be fenced.

They are requesting several types of camping; camping with all hookups, dry camping sites, and pull through trailer sites. A temporary barn would be set up for a large show. It could be set up Memorial Day and taken down the middle of November.

He said during the construction a mobile home will be used rather than construction trailer. He said this will be an attractive manicured facility. There will be a 15 ft. berm to minimize impacts to the neighbor's property. He noted riding lessons and boarding facilities are needed in the valley.

Staff Comments;
Starkebaum noted there were many comments and they have all been entered into the public record.

Planning Commission and Board of County Commissioner comments;
Fulton asked about the well permit. Hansens said the well was located within 300 ft. of the neighbors well. The neighbors have the opportunity to comment, they may have to move it 300 ft. more.

Mugglestone asked if the berming would address the concerns with the noise of generators. Hansens said generators had been used when building the fence, and the 24 hour pump test. He said when the facility is open they will use electricity for power, and any camper generators will be 800 to 1000 ft. from the berm. There will be a regulation in place stating you can't run a generator through the night.

Diani asked about load speakers. Hansens said they will be having horse shows, not rock concerts. The amplification will be kept as low as possible, and used only for shows and special events.

Mugglestone said insects and files have been noted as concerns. Hansens said the composting system kills fly larva. The irrigated pastures will be grazed to 2 in. so flies will not have the deep grass. They will be taking away the manure to the compositing facility.

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Coleman asked how frequently the manure would be cleaned up. Hansens said at least once a week. The composting facility will be located in building F. Coleman asked if an acceleration lane will be installed; Hansens said CDOT has not required it.

Rogalski point out in practice the traffic is actually going very fast, and coming up on a horse trailer going slowly is dangerous; Hansons said a level two turn lane assessment has determined a turn was not required.

Houck suggested contacting CDOT to specifically clarify the type of traffic coming in and going out of the site. Hansons said they have be very upfront with all regulatory bodies and CDOT is aware of the uses. The analysis has been done and accomplished. Houck asked about the special events and if a calendar will be available for people in the area.

Fulton asked about the numbers of people expected at an event. Hansens said local events could generate 20 riders, but 15 of them would be permanent boarders. A large show would be 28 participants.
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Fulton requested a definition of camping at the facility; Hansens said it must be affiliated with the horse park, either an event or another activity with the horse park.

Coleman asked about trailer parking; Hansens said during special events they could come in two days before and leave two days later. He added they will use port-o-potties during special events. The port-o-potties will be shielded by the berm. Coleman asked if they will be mitigating the impacts to riding on the trails, Hansens said the equestrian community has not taken enough interest in repairing trails.

Fulton asked about the septic system; Hansens said they will use an evaporative system.

Public Comments;

Linda Wilson said she lives in an area where many of the people have horses, and there are not complaints about insects and odor. She was impressed with irrigation system and berm.

John Gallowich said he will defer his comments to the next meeting.

Andy Heath said it will be a positive economic aspect.

Craig Burbank said this will be a safe place for horsemanship.

John O'Neil was in favor. He said our heritage is horses, and there is nowhere for riding horses in the winter. We need sustainable tourism and recreation and this project fits perfectly.

Sigrid Cottrell agreed with O'Neil.

Cary O'Neil said there is a need for a safe place for riding. .

Glo Cunnignham agreed with O'Neil and Cottrell. She is impressed with the research and conscious planning done by the applicant. She encouraged the applicants to continue to work with the neighbors.

The joint public hearing is continued to March 3, 2017 at 9:00 A.M.

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Russ Forest, City Manager, City of Gunnison; The Gunnison County Planning Commission conducted an informational session, No minutes were taken.

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Fulton adjourned the meeting at 2:00 P.M.

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

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