

GUNNISON COUNTY PLANNING COMMISSION
PRELIMINARY AGENDA: Friday, April 7, 2017

**Note: The afternoon session of the Planning Commission meeting
will convene at 2:30 p.m. in the Town Council Chambers
Crested Butte Town Hall
507 Maroon Avenue, Crested Butte, CO**

- ~~8:45 a.m.~~ • **Call to order; determine quorum**
~~10:15 a.m.~~ • **Approval of Minutes**
• **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.~~ **POSTPONED** The continued joint public hearing for the Crested Butte Horse Park project has been postponed to May 12th at 3:00 p.m. and will be held in the Town Council Chambers, Crested Butte Town Hall, 507 Maroon Avenue, Crested Butte, CO

~~Crested Butte Horse Park, continued joint public hearing/no action, request for the subdivision of a 73.25-acre parcel into two parcels; and 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 6.4-acre tract in SW1/4SW4, 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~~

10:30 a.m. Crystal Lambert, Building and Environmental Health Official, work session/no action, presentation of proposed 2015 International Building Codes

1:00 p.m. Planning Commission will leave for site visit and meeting in Crested Butte

1:30 p.m. Sciortino Subdivision, site visit/no action, see below

2:30 p.m. Sciortino Subdivision, work session/no action, request to legitimize the conveyance of a 25-acre parcel as a legal lot. The property is located directly east of Highway 135, approximately 18.5 miles north of the City of Gunnison. The property is legally described as being within the SW1/4NW1/4 Section 2 and the SE1/4NE1/4 Section 3, Township 15 South, Range 85 West, 6th P.M, consisting of 25.32-acres.

LUC-16-00038

3:00 p.m. Slate River Development – Cypress Foothills, LP – work session/no action – Preliminary/Final Plan; request to subdivide 44.4-acres, bisected by the Slate River. The East Parcel (30.4-acres) would be subdivided into 23 single-family lots, with the allowance for a secondary residence on each lot, and an HOA lot. The West Parcel (14.1-acres) remainder lot is proposed to be annexed to the Town of Crested Butte, legally described as Tract Q (aka Lot 13) Section 35, Township 13 South, Range 86 West, 6th P.M.

LUC-16-00009

Adjourn

**GUNNISON COUNTY PLANNING COMMISSION
REGULAR MEETING
April 7, 2017**

The Gunnison County Planning Commission conducted a regular meeting, in the Commissioners' Meeting Room in the Blackstocks Government Center and in Crested Butte Town Hall, 507 Maroon Ave., Crested Butte Present:

Chairman- Kent Fulton Vice-Chairman- Jack Diani Commissioner- AJ Cattles Commissioner-Tom Venard Commissioner-Molly Mugglestone Alternate Commissioner- Sarah Coleman Alternate Commissioner- Vince Rogalski	Director of Community Development- Cathie Pagano Assistant Director- Neal Starkebaum Manager of Administrative Services- Beth Baker Building and EH Official-Crystal Lambert Others present as listed in text
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With a quorum present Chairman Fulton opened the April 7, 2017, regular meeting of the Planning Commission.

Moved by Rogalski seconded by Mugglestone to approve the Planning Commission meeting minutes dated March 17, 2017, as amended. The motion passed unanimously.

Building Code Proposed Amendments: The Gunnison County Planning Commission and Crystal Lambert, Building and Environmental Health Official, conducted a work session with no action. They reviewed the proposed 2015 International Building Code amendments.

With a quorum present Chairman Fulton opened the work session.

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

Present representing staff; Director of Community Development Cathie Pagano, Building and Environmental Health Official Crystal Lambert and Manager of Administrative Services Beth Baker.

The Planning Commission reviewed the memo and proposed building code adoptions of the significant changes to the 2015 International Code Council (ICC) building codes.

Lambert reviewed the recommendations;

- Definition of gross floor area - adhere to definition in the building code. Floor area will be measured from interior walls to interior walls.
- Definition of a crawl space- will adhere to the definition of a floor. The ceiling height must be at least 6'8" high or it is not a floor. If the ceiling height is less than 6'8" it is a crawl space.
- Ground Snow Loads -will now be calculated using the case study as prepared by the Structural Engineers Association of Colorado.
- Work exempt from a permit -is an accessory structure 200 sq. ft. or less, only if it is an accessory structure to a primary structure that is currently on the parcel. If it is the only structure on the parcel, the structure shall be required to attain a permit.
- Mechanical Ventilation - recommending not to amend the provisions as provided for in the 2015 code.
- Fire sprinkling-sprinkling required if there are three or more attached residences.
- Fire sprinkling- sprinkling required in all single family residences 3,600 sq. ft. or larger.
- Fire sprinkling- sprinkling required in a two family attached dwelling if it is 3,600 sq. ft. or larger.

Crested Butte Fire Protection District representative Scott Wimmer was present and explained fire suppression systems are intended to keep a small fire problem small.

- Insulation and Fenestration Criteria, the R value prescriptive table- recommending to adopt as provided for in the 2015 code.
- Testing for air tightness- recommending to amend this section to require an air tightness test of a structure, but delete the requirement to achieve a certain air leakage standard.

A motion to recommend the 2015 Building Code amendments as written to the Board of County Commissioners for their review was made by Mugglestone and seconded by Diani, the motion passed unanimously,

The commissioners closed the work session.

Sciortino Subdivision (LUC-16-00038); The Gunnison County Planning Commission conducted a site visit with no action. The applicant has requested to legitimize the conveyance of a 25-acre parcel as a legal lot. The property is located directly east of Highway 135, approximately 18.5 miles north of the City of Gunnison. The property is legally described as being within the SW1/4NW1/4 Section 2 and the SE1/4NE1/4 Section 3, Township 15 South, Range 85 West, 6th P.M, consisting of 25.32-acres.

There were no minutes taken during the site visit.

Sciortino Subdivision (LUC-16-00038); The Gunnison County Planning Commission conducted a work session with no action. They reviewed the request to legitimize the conveyance of a 25-acre parcel as a legal lot. The property is located directly east of Highway 135, approximately 18.5 miles north of the City of Gunnison. The property is legally described as being within the SW1/4NW1/4 Section 2 and the SE1/4NE1/4 Section 3, Township 15 South, Range 85 West, 6th P.M, consisting of 25.32-acres.

With a quorum present Chairman Fulton opened the work session.

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

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

Present representing the application: attorney Marcus Lock and applicant Trey Sciortino.

Site Visit Comments:

- **Cattles-** there are several building sites that would not involve the geo-hazards
- **Venard-** good to see the line of sight and access point
- **Mugglestone-** good to see the scree fields in relation to the building site
- **Coleman-** agreed with Mugglestone
- **Rogalski-** the wildfire hazards can be mitigated

Lock noted it was beneficial for the commissioners to see the site. The building site could be minimized to the point that no rock fall mitigation would be required. The building site would then be two acres, leaving 90% in open space. A septic system could be permitted on this site and a well could be augmented by the Upper Gunnison Water Conservancy District.

Lock stated the challenges with this application are the location standards. This parcel is not within three miles of a municipality, although it is within three miles of Crested Butte South subdivision. He described the surrounding acreages as the State CDOT owned parcels to the north of this parcel as 12 acres and 23 acres (they are separated by Highway 135.) The Reserve parcels across the highway are each 35 acres, but the usable acreages range from 14 to 20 acres. He also noted the Little Cimarron four lot subdivision, which is surrounded by ranchland, with no nearby subdivision, these lots are smaller than this proposed lot.

Lock said the applicant is willing to state there would be no further subdivision of this parcel. He addressed the possibility of setting a precedent of illegally subdividing a parcel and then seeking to legitimize the subdivision later. He pointed out there are enforcement actions available to the county when a parcel is illegally subdivided. He requested the commissioners not penalize Sciortino, as he was not responsible for the original illegal subdivision. Sciortino's are attempting to address the issues associated with building on this parcel.

Starkebaum explained this parcel is not within three miles of a municipality and Crested Butte South is not a municipality and does not have a three mile plan. He pointed out while the Reserve parcels may be limited to 16 to 20 acres of usable acreage, the Sciortino's parcel would be limited to two acres of buildable area. The State CDOT parcel are not residential parcels. The Little Cimarron parcel is not in this parcel's "neighborhood." He read the LUR definition of neighborhood, and described the surrounding neighborhood as the Reserve 35 acre parcels, the Red Mountain Ranch 35 acres parcels, and the Roaring Judy 35 acres parcels.

Fulton queried the commissions on the locational standards;

- Rogalski – the west side of Red Mountain is not usable land because of the mountain side, and the CDOT property is not usable. He said in the future prosecuting these illegal subdivisions would prevent this from happening. This building site is not visible from any other residential area.
- Cattles- the adjacent public land gives this parcel a larger feel.
- Mugglestone- this would only be one house on a large lot. If this is not approved what would happen to the area?
- Diani- the 35 acre requirement is more for the well. He recommended keeping the buildings out of the view corridor.
- Coleman- this would rectify the illegal subdivision and 35 acres versus 25 acres can be seen as an economy of scale.
- Fulton- concerned with the possibly setting a precedent.

Cattles said this is a unique circumstance and a good resolution; Rogalski, Venard, Coleman, Mugglestone and Diani all agreed, and said this should be moved forward.

Staff will schedule a joint public hearing.

The commissioners closed the work session.

Slate River Development – Cypress Foothills, LP (LUC-16-00009): The Gunnison County Planning Commission conducted a work session with no action. They reviewed the Preliminary/Final Plan request to subdivide 44.4-acres, bisected by the Slate River. The East Parcel (30.4-acres) would be subdivided into 23 single-family lots, with the allowance for a secondary residence on each lot, and an HOA lot. The West Parcel (14.1-acres) remainder lot is proposed to be annexed to the Town of Crested Butte, legally described as Tract Q (aka Lot 13) Section 35, Township 13 South, Range 86 West, 6th P.M.

With a quorum present Chairman Fulton opened the work session.

Present representing Planning Commission: Commissioners Fulton, Diani, Cattles, 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: attorney Marcus Lock, engineer Tyler Harpel, developers Cameron Aderhold and Bryon Godwin.

Lock noted the sketch plan was approved in August, 2016. The Planning Commission and Board of County Commissioners had expressed six concerns, which the applicants have addressed and several other items have been changed.

Aderhold said the applicants have come to an agreement with the Town, to tie into their town water and sewer systems.

Harpel explained they were able to move the location of the road so headlights will not be shining directly into the neighbor's windows. The road was moved 32 ft. to the south, because of wetlands there was a 50 ft. setback required. The traffic was a big concern. They have proposed no turn lanes. There has been a traffic study done which estimated 413 trips per day in and out of the subdivision. They are still hoping to include Eighth St., but that will depend on the cleanup of the land fill. If Eighth St. is included the traffic concerns will be decreased by half. If Eighth St. is not included there will be a non-motorized path across the public works project.

Harpel addressed the wildlife concerns. The conservation easements across the Trappe Ranch will protect the corridor. They can do more offsite than on site. The applicants have agreed to donate \$20,000 to the Trust for Public Lands. The Division of Wildlife agreed the impacts had been addressed before the donation. They will require wildlife friendly fencing, and bear proof trash receptacles, etc.

Aderhold addressed the view from the cemetery. He showed illustrations of the existing conditions and noted the structures on the parcel. Lock added there is very little impact to the view from the cemetery.

Aderhold said providing potable water to the subdivision has been accomplished by the agreement with the Town to provide water and sewer connections.

Aderhold said the Eighth St. connection remains an unknown, because of the cleanup of the land fill.

Lock explained there have been changes to some of the lot lines to address wetlands issues.

The applicant is asking for permission to begin work on the west side of the property. They will be working on the public river walk, the berming, fencing and trails system. Aderhold said they have planned a berm retaining wall and six ft. fence.

The applicants showed illustrations of what the project would look like.

Harpel addressed the main bridge. It will be precast concrete boxes underneath. He said river users will be able to get under it.

Rogalski asked if a bus stop had been considered. Lock said yes, but it would happen through the Town process.

The commissioners will conduct a site visit.

There will be a joint public hearing conducted May 12, 2017.

The commission closed the work session.

Fulton adjourned the meeting at 4:50 P.M.

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