

GUNNISON COUNTY PLANNING COMMISSION
PRELIMINARY AGENDA: Friday, May 12, 2017
Town Council Chambers
Crested Butte Town Hall
507 Maroon Avenue, Crested Butte, CO

- 9:45 a.m.**
- **Call to order; determine quorum**
 - **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.

10:00 a.m. Planning Commission will leave for meeting in Crested Butte

10:30 a.m. **Slate River Development – Cypress Foothills, LP**, site visit/no action, see below, Planning Commission will meet on Butte Avenue, across from the Gas Café, Crested Butte

Noon **Lunch**

1:00 p.m. **Cottonwood Pass Temporary Gravel Pit, Oldcastle SW Group, Inc. dba United Companies, represented by Ben Langenfeld, Greg Lewicki and Associates, PLLC**, public hearing/possible action, request for temporary road construction materials gravel pit solely for the reconstruction and paving of the Cottonwood Pass Road. The location is 1 mile east of County Road 742, north of County Road 209, near the Taylor Park Ranger Station, within the SW1/4 Section 10, Range 14 South, Range 82 West, 6th PM
LUC-17-00010

1:30 p.m. **Slate River Development – Cypress Foothills, LP** – joint public hearing/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

3:00 p.m. **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 6.1 acre tract in SW4SW4, Section 27 and a 66.1-acre tract in S2SE4 Section 28, Township 14 South, Range 85 West, 6th p.m. The parcel is on the west side of Highway 135 across from Cement Creek Road.
LUC-16-00005

Adjourn

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

- Public access
- Projects
- Application #
- Attachments

**GUNNISON COUNTY PLANNING COMMISSION
REGULAR MEETING
May 12, 2017**

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 Muggleston Alternate Commissioner- Sarah Coleman Alternate Commissioner- Vince Rogalski	Director of Community Development- Cathie Pagano Assistant Director- Neal Starkebaum Manager of Administrative Services- Beth Baker Others present as listed in text
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Absent; Commissioner AJ Cattles

With a quorum present Chairman Fulton opened the May 12, 2017, regular meeting of the Planning Commission.

Moved by Fulton seconded by Venard to approve the Planning Commission meeting minutes dated April 21, 2017, as amended. The motion passed unanimously.

Slate River Development – Cypress Foothill, LP (LUC-16-00009) The Gunnison County Planning Commission conducted a site visit. The applicant has applied 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.

There were no minutes taken during the site visit.

Cottonwood Pass Temporary Gravel Pit (LUC-17-00010); The Gunnison County Planning Commission conducted a public hearing. They reviewed the request for temporary road construction materials gravel pit solely for the reconstruction and paving of the Cottonwood Pass Road. The location is 1 mile east of County Road 742, north of County Road 209, near the Taylor Park Ranger Station, within the SW1/4 Section 10, Range 14 South, Range 82 West, 6th PM

With a quorum present Chairman Fulton opened the public hearing.

Present representing Planning Commission: Commissioners: Fulton, Diani, Venard, Mugglestone, Coleman and Rogalski. Present representing the Board of County Commissioners (BOCC); Messner, Chamberland and Houck.

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

Present representing the application: Ben Langenfeld engineer for Greg Lewicki and Associates.

Baker confirmed adequate public notice; the applicant submitted proof of posting and the Community Development Department had the public notice published in the Crested Butte News and Gunnison Country Times.

Lagenfeld gave a brief description of the project. This gravel pit is temporary and will support the highway project on Cottonwood Pass. It is surrounded by Forest Service property. The pit will be 12.5 acres in size. It is located in rangeland, and away from any riparian area. The entire process from application for the permit to reclamation will take from three to five years. Once complete the area will be bermed and reseeded.

Starkebaum said Community Development had received no written public comments.

Chamberland asked if any of the materials would be used on the other side of Cottonwood Pass; Lagenfeld said no.

The Planning Commssion reviewed the draft decision.

Fulton closed the public hearing.

Moved; Venard seconded by Diani to approve LUC-17-00010 Cottonwood Pass Temporary Gravel Pit as amended. The motion passed unanimously.

PROJECT DESCRIPTION:

The request is for a temporary gravel pit operation, on a permit area of 12.5-acres, pursuant to a Colorado Division of Reclamation, Mining and Safety (DRMS) 111 Permit (A 111 permit is for a mining operation larger than 10-acres) solely for the reconstruction/paving of 13.5 miles of the Cottonwood Pass Road (County Road #209).

The operation will include the extraction, crushing, screening, washing and stockpiling of the gravel material, and operate during daylight hours, six days a week. Concrete and asphalt batching is also proposed to be conducted at the site. The north portion of the site will be mined in the first year, to produce road base, with the southern portion mined in the second year for asphalt production. The site will be reclaimed pursuant to the DRMS permit. As this project takes place on federal lands, a National Environmental Policy Act assessment was conducted by the Federal Highway Administration. The project is defined as a Categorical Exclusion.

LOCATION:

The location is 1 mile east of County Road 742, north of County Road 209, near the Taylor Park Ranger Station, within the SW1/4 Section 10, Range 14 South, Range 82 West, 6th PM.

SURROUNDING LAND USES:

National Forest lands.

DOCUMENTS INFORMING THIS REVIEW AND ACTION:

This review and recommendation 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, maps, references and documents.

PLANS/REPORTS/SUBMITTALS:

Plans, reports, letters and other submittal documents informing this recommendation include, but are not limited to:

- Minor Impact Application
- DRMS 111 Permit
- Environmental Assessment, prepared by the Central Federal Lands Highway Division, Federal Highway Administration, March 4, 2016

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

Section 9-100: Uses Secondary to a Primary Residence.

Not applicable. No secondary uses are proposed as part of this application.

Section 9-200: Special Residential Uses.

Not applicable. No special residential uses are proposed as part of this application.

Section 9-300: Commercial and Industrial Uses.

Not applicable. This temporary project is solely for the reconstruction of the Cottonwood Pass Road.

Section 9-404: Site Location and Setbacks for Mining Operations.

The table below shows the distance from the nearest example of each type of item a setback is required from.

	Setback Req.	Mining Area Distance
Public Roads	500' from centerline; 50' from edge of ROW	Not applicable. Road will be closed for
Natural Water Body	100'	>1000'
Federally Designated Wilderness, Parks or Rec Area, or	1000'	>1000'
Dedicated Open Space of Public Park	1000'	>1000'
Residential Structures	125' or less with owner consent; 250' for processing plants	>1 mile

Public and Civic Buildings	1,000'	>1 mile
Public Cemetery	125'	>1 mile
Adjacent Property, Right-of-Way, or Irrigation Ditch	30'	200' (Road ROW)
Sensitive Wildlife Habitat	A required by Section 11-106 in the county LUC	None nearby

Section 9-405: General Development Standards for Mining Operations

A. Access and Transportation Plan

Access will be directly onto County Road 209 (Cottonwood Pass Road). The road will be closed to the public during the reconstruction of the highway. This will eliminate significant truck traffic for haulage of materials on the lower Taylor Canyon River road.

B. Rock Crusher, Asphalt Plant, and Cement Batch Plant

A crusher/screener system, asphalt plant, wash plant, and concrete batch plant will all be used at the Pit. These plants will be located in the processing area.

C. Impacts on Environmental and Cultural Resources

1. Water

The entire pit operation will drain internally. The topsoil berm on the west side will prevent any discharge from leaving the pit. There will be no discharge of any kind from the site. Construction of the project will involve using water, permitted for use from Pass Creek, for dust abatement, soil compaction, and irrigation of revegetated areas

2. Avoidance of Sensitive Areas

The Pit will not affect any sensitive areas as defined in the Land Use Resolution. (See NEPA Assessment)

3. Air Quality

Dust generated by mining operations and traffic will be minimized by watering of the disturbed areas and roadways.

The other sources of air pollution on site are fumes and exhaust from the operation of plants. Usage of appropriate low-sulfur fuels and proper equipment maintenance will minimize the production of pollutants. These plants are all regulated by CDPHE, and copies of the permit will be maintained onsite per CDPHE rules.

4. Significant Cultural, Historical, and Archeological Resources

A cultural resources study was performed, as part of the NEPA assessment, for the project area. No culturally historic properties were identified as affected. There is always the possibility at an excavation site of encountering archeological resources. The most likely of these to be found is remnants of human activity in the top few feet of excavation.

Standard protocol will be in place for personnel to notify the mine manager or shift foreman of anything encountered. Operations in the immediate vicinity of any discovery will be put on hold until a qualified archeologist determines the appropriate course of action for preservation of the find.

D. Mine Wastes and Hazardous Materials

Hazardous materials expected to be present on site during mining consist exclusively of petroleum products and similar materials. These will be stored in accordance with the required SPCC plan for the site.

E. Visual Impacts

Visual impacts to the public during operations will be mitigated by the Cottonwood Pass Road being closed during the operations.

F. General Operations

1. Compliance with MSHA

All operations at Pit will be conducted in line with all state, federal, and local safety regulations that apply.

2. Hours of Operation

The Pit will operate mostly during daylight hours, six days a week.

3. Phasing of Mining Operations

No phasing proposed.

4. Fire Protection

The area is within a low wildfire hazard area. Staff conversation with Dennis Spritzer, Fire Marshall, Gunnison County Fire Protection District, noted no concerns with the operations. The operator is required to have a Spill Prevention and Control (SPCC) Plan in place, and on-site fire suppression.

5. Fencing

No fencing is proposed.

6. Noise

Any noise impacts will be primarily from the operation of the crusher and screener equipment at the processing facility. As the processing area will be depressed below the adjacent grade from the excavation, most of the noise will be confined to the pit area.

G. Post-Operational Land Use

The reclamation plan for the Pit is to return the area to rangeland habitat.

Section 10-104: *Locational Standards for Commercial, Industrial, and other Non-Residential Uses.*

Not applicable. This section is superseded by Section 9-404: Site Location and Setbacks for Mining Operations A. Supersedes Locational Standards.

Section 11-103: *Development in Areas Subject to Flood Hazards.*

Not applicable. No floodplain is mapped in the area.

Section 11-104: *Development in Areas Subject to Geologic Hazards.*

Not applicable, the subject parcel is not in an area of geologic hazards.

Section 11-105: *Development in Areas Subject to Wildfire Hazards.*

Applicable, the subject parcel is in an area of low wildfire hazard.

Section 11-106: *Protection of Wildlife Habitat Areas.*

Applicable, the subject parcel is not located within sensitive wildlife habitat. A National Environmental Policy Act assessment identified no significant impacts to wildlife.

Section 11-107: *Protection of Water Quality.*

Not applicable in context with this section, as no disturbance is within 100 feet of a waterbody.

Section 11-108: *Standards for Development on Ridgelines.*

Not applicable. The site is not located on a ridgeline.

Section 11-109: *Development that Affects Agricultural Lands.*

Not applicable, the subject parcel will not directly affect adjacent agricultural lands. There are agricultural lands to the west, owned by the applicant, that have been used for grazing.

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.*

Applicable. The applicant has identified the locations of the road access and haul roads. The Cottonwood Pass Road will be closed during the duration of the operations.

Section 12-104: *Public Trails.*

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There is no public trail existing or proposed on this site.

Section 12-105: *Water Supply.*

Section 12-106: *Sewage Disposal/Wastewater Treatment.*

Not applicable. No sewage disposal is proposed at the site. Employees will utilize sano-lets for sanitary facilities.

Section 12-107: *Fire Protection.*

The proposed development is located within the Gunnison Fire Protection District. The applicant shall comply with the State Spill Prevention and Response Plan.

Section 13-103: *General Site Plan Standards and Lot Measurements.*

See Section 9-405: General Development Standards for Mining Operations

Section 13-104: *Setbacks from Property Lines and Road Rights-of-Way.*

See Section 9-404: Setbacks for Mining Operations.

Section 13-105: *Residential Building Sizes and Lot Coverages.*

Not Applicable.

Section 13-106: *Energy and Resource Conservation.*

Not applicable.

Section 13-107: *Installation of Solid Fuel-Burning Devices*

Not applicable, no solid fuel-burning devices are proposed.

Section 13-108: *Open Space and Recreation Areas*

Not applicable.

Section 13-109: *Signs.*

Applicable, identification signs are permitted.

Section 13-110: *Off-Road Parking and Loading.*

Applicable. The applicant has identified sufficient areas for parking.

Section 13-111: *Landscaping and Buffering.*

Section 13-111 is specifically not applicable to mining operations.

Section 13-112: *Snow storage.*

Not applicable. This is a seasonal operation.

Section 13-113: *Fencing*

Applicable, all fencing shall comply with this section.

Section 13-114: *Exterior Lighting.*

Applicable, all exterior lighting will comply with the requirements of Section 9-301: D.6. *Exterior Lighting.*

Section 13-115: *Reclamation And Noxious Weed Control.*

Applicable, reclamation and noxious weed control is required by the State Division of Reclamation and Mining Safety permit, and contained in the reclamation plan for the Pit.

Section 13-116: *Grading and Erosion Control.*

Applicable, grading and erosion control planning is required within the requirements of the State Division of Reclamation and Mining Safety permit and will be concurrent with requirements of the State permit for the mining activities.

Section 13-117: *Drainage, Construction and Post-Construction Stormwater Runoff.*

Applicable, as required, a stormwater management plan is required within the requirements of the State Division of Reclamation and Mining Safety permit and will be concurrent with requirements of the State permit for the mining activities.

Section 13-118: *Water Impoundments.*

Not applicable, this project does not propose a water impoundment that is greater than 99-acre feet.

Section 13-119: Standards to Ensure Compatible Uses.

The site has been selected by the US Forest Service to supply material for the Cottonwood Pass Road project in part due to the limited impact that the operations will have on the surrounding area.

Article 15: Right-to-Ranch Policy.

This section is not applicable.

DOCUMENTS INFORMING THIS REVIEW AND ACTION:

This review and recommendation 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, maps, references and documents.

WORK SESSIONS/ SITE VISIT:

The Planning Commission conducted a work session on April 21, 2017 and the Commission determined a site visit was not required, as the Commissioners were all familiar with the site.

JOINT PUBLIC HEARING:

The Planning Commission conducted a public hearing on May 12, 2017. At that time no members of 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.

FINDINGS:

The Commission finds that:

1. The proposed project is classified as a Minor Impact Project based upon classification found in *Section 6-102: Projects Classified as Minor Impact Projects L. CONSTRUCTION MATERIALS OPERATION RELATED TO CONSTRUCTION OF PUBLIC ROAD. Any sand, gravel or quarry operation providing materials for public road construction that will operate for less than two years.*
2. This temporary project, at its proposed location, will reduce truck traffic, associated with the operations, on the Taylor Canyon River road (County Road #742), significantly reducing impacts to the traveling public and environment.
3. Section 9-404: Site Location and Setbacks for Mining Operations supersedes the locational standards in Section 10-104: Locational Standards for Commercial, Industrial and Other Non-Residential Uses.
4. Pursuant to *Section 6-103: Standards of Approval for Minor Impact Projects*, the Commission finds that this project complies with the standards of approval and requirements of the *Resolution*.
5. This review and Recommendation 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.

DECISION:

The Gunnison County Planning Commission, having reviewed all the documentation submitted to the County and included within the Planning Office file relative to this application and public testimony and having reached the above cited Findings, approves LUC #2017-00010, Cottonwood Pass Road – Temporary Gravel Pit with the following conditions:

1. This permit is limited to activities described within this application, and as depicted on the site plans 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 Operator shall comply with the applicable standards identified in *Section 9-405: General Development Standards for Mining Operations, Gunnison County Land Use Resolution*.
3. The Operator shall employ all Best Management Practices (BMP's) identified in the application to minimize noise, odor and fugitive dust.

4. This approval is founded on each individual requirement. Should the applicant successfully challenge any such finding or requirement, this approval is null and void.
5. These permits 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 Plan 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.

Slate River Development – Cypress Foothill, LP (LUC-16-00009) The Gunnison County Planning Commission conducted a joint public hearing. The applicant has applied 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 joint public hearing.

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

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, and developer Cameron Aderhold.

Baker confirmed adequate public notice; the applicant submitted proof of posting and the certified mailing receipts and the Community Development Department had the public notice published in the Crested Butte News and Gunnison Country Times.

Commissioner Site Visit Comments:

- **Coleman**-appreciated the opportunity to see the project, and the explanation of the hydrology for the area.
- **Mugglestone** - agreed with Coleman and she appreciated seeing the topography.
- **Diani**- agreed with Mugglestone and Coleman. He said this site visit was more extensive than the previous one and he got a good feel for the lot lines and how the utilities will connect.
- **Rogalski** – good to see the locations of wetlands, berm, fence, access trail, drainage, and where the road will fit in.
- **Venard**- agreed with Rogalski
- **Chamberland**- looks like a nice location and project.
- **Messner**- there were no significant changes since the last site visit. He appreciated the elimination of headlights into the home at the end of the intersection.
- **Houck**- appreciated seeing where the fencing, public works yard and the recreation trail will be located.
- **Fulton**-agreed with everyone, and he was interested in how the water will be taken care of.

Lock, Harpel and Aderhold gave an overview of the project and they addressed the issues of interest from the Sketch Plan phase.

Harpel said Pyramid Ave. was moved 32 ft. to the south, so headlights would not shine into the windows of the house at the end of the intersection. He noted a traffic study had been done. The development has been estimated to generate an additional 114 trips per day, which does not require any improvements to the intersection. Although improvements were not required, the developer has designed a left turn lane. The turn lane would be installed in 2018.

A wildlife analysis was prepared. They will require bear proof trash cans, and wildlife fencing. It was noted because the area is already very developed/ disturbed the elk may change their migration route, shifting to the backside of Crested

Butte. They have contributed \$20,000 toward a conservation easement on the Trampe Ranch. Colorado Parks and Wildlife had approved the developers plan even before the \$20,000 donation.

There was an analysis of the visual impacts to the cemetery. Aderhold gave a power point presentation which illustrated the potential development on the site and the visual impacts.

They will connect to the Town's water system. They have purchased senior water rights on Coal Creek, to be given to the Town.

They are working on the connection to Eighth St. and the clean up of the dump area with the Town. The cleanup would be paid for by Cypress.

Harpel said the site was designed for a variety of uses. There have been several bioswells designed for the site, and there will be cuts and fills done as well. They will not adjust/ change the wetlands.

Lock noted the West parcel would provide multiple public benefits; including public access to the river and a recreational path.

Harpel said the bridge would be a two span bridge. The majority of the water will flow through one span. It will have a pedestrian side.

Aderhold showed a mockup of the entryway to the neighborhood.

Starkebuam noted the applicant had responded to comments provided by Public Works Director Marlene Crosby, dated April 23, 2017, and comments had been received from Adam Schichtel.

Diani asked after annexation, if the Town uses part of the area for snow storage, how will that affect the drainage plan. Harpel said the Town would have to address the issue.

Public Comments

Dan Jones was concerned about the scale/ size of the houses proposed. He asked how Pyramid street was named. Aderhold said the Town requested the street be named after a mountain, and the Fire Protection District said it could not be too similar to the existing street names. Lock addressed house size, noting it was negotiated between the developer and the Town and was agreed upon in the preannexation agreement.

Adam Schichtel lives across the street and feels the impacts from Pyramid Ave. He appreciated the access point was moved but he would like it moved further, so less people would pull into his driveway. He said the four ft. shoulder proposed for the left hand turn lane is inadequate. He added the culvert could impact his property. He would like to see the culvert filled in and blocked off. He sees the impacts to his property as significant. He questioned the elk migration changing to the back of Crested Butte. He said this is not in the public's benefit. Lock explained the traffic report indicates no improvements were needed, but they will put in a left hand turn lane. He said this development will not impact the culvert. He added that the habitat analysis study was done and the concerns have been addressed. He said the applicant has agreed to many public amenities, including 11 acres adjacent to the Town.

Harvey Castro appreciated the illustrations of the view from the cemetery, but he was also concerned with the view impact on the recreational path. He was concerned with possibility of an entire row of privacy fences along the recreational path. He was also concerned with the use of 8th St. including the use of the park, which could be negatively impacted by the increased traffic.

Jim Schmidt noted his concerns with the large size of the houses and the size of accessory structures. He said 5,000 sq. ft. should be the limit of all the structures combined. Messner asked if the square footage was negotiated in the preannexation agreement; Lock said yes. Fulton asked Town planner, Michael Yerman if square footage had been approved in the preannexation agreement; Yerman said yes.

John Hess noted his concerns with the subdivision not having a park and said the subdivision should monetarily contribute to the maintenance of the Crested Butte Park system. He said there should be affordable housing required in the subdivision. He said the proposed a trail should be on the east side of the development. He was concerned with the setbacks to the wetlands and asked who would monitor it so no development would encroach on the wetlands. He said there should not be access via 8th St. The north lots should be eliminated. The house size is incompatible to the adjacent properties and should be denied because it does not meet the compatibility standard. Lock reiterated the

house size had been negotiated and approved through the annexation agreement. The location of the trail was determined by the Town. The setbacks will be enforced by the County Building Department. He added this has been a process of compromise and negotiation with the applicant, the Town and the County.

Coleman asked about the square footage maximum for the houses; Lock said if the Town was not negotiating they would have asked for larger houses. The house size is similar to Moonridge.

Fulton continued the public hearing to May 19, 2017 at 3:00 P.M., in the Gunnison County Blackstocks Government Center Planning Commission meeting room.

The commissioners directed staff to prepare a draft recommendation for the meeting on June 19, 2017, for their review.

Crested Butte Horse Park (LUC-16-00005): The Gunnison County Planning Commission conducted a continued joint public hearing. The applicant has applied to subdivide 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 6.1 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 continued public hearing.

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

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

Present representing the application: Heath Hansons, and Jim Starr.

Hansons presented an update on the project.

Fulton said the public would be allowed to speak. He limited comments to three minutes.

Hansons stated the application had been amended to withdraw the camping element of the project. He also said the traffic study had been completed.

Pagano explained the camping was withdrawn, but the applicants had reserved the right to reapply later. She noted the traffic study was forwarded to CDOT and she received an email from CDOT representative Dan Rousin, stating they agree with the traffic study, and no turn lanes will be required.

Coleman asked for clarification of the camping they have deleted from the application. Hansons explained no one will be allowed to sleep outside of the structures.

Bronte Roberts was in favor of the project. She said horses are a historical element of our way of life. She added the valley needs a safe place overseen by professionals for horses.

Sumaya Abuhaidar was in favor of the project. She lives in the valley and has three horses. She agreed with Bronte Roberts.

Marcus Lock, representing Molly Gist requested the withdrawal of the camping element of the application be made a permanent condition of the approval, if approved.

Margaret Loperfibo is in favor of the project. She expressed her agreement with Abuhaidar and Roberts.

Erin Dolpin is in favor of this project. It would be great for people to be outside and work with livestock.

Chris Hensley is in favor of the project. He agreed with all of the previous comments.

Patrick Force is in favor of the project. He is a horse farrier in the area. This winter was very difficult boarding wise. Some of the places that were previously available are no longer available. Social responsibility for the horses is key.

Heather Featherman is in favor of the project.

Krista Hilderbrandt is in favor of the project. She said the applicant has a plan for keeping weeds out etc.

Kerry Young is in favor of the project. It will provide an opportunity to have horses in the community.

Allison Butcher is in favor of the project. It would be an asset to the community.

Chamberland asked about the phasing of the project.. Hansons said he would start this summer with the boarding, outdoor area, and picnic structure. The indoor arena will be up and running in the next two years. Chamberland asked about the neighbors concerns with noise. Hansons said there will be some traffic noise, but they will only be having horse shows and lessons. The indoor arena will have rubber pavers to absorb noise.

Diani asked if there is a speed limit on the roads for the dust. Hansons said there will be signage limiting the speed to 15 miles per hour.

Fulton asked about the drainage diagram. Hansons will address the plan at the next meeting.

Pagano addressed issues that had been submitted by Gallowich's attorney. She explained the Planning Commission had reviewed the impact classification and voted unanimously to reduce the impact to minor. Pagano was also in support of the impact reduction. She noted the standards do not change with the reduction in classification, but the review time does generally shorten. The initial well was drilled within 600 ft of the Gallowich's well. Hansons will abandon and relocate the well. The animal feeding operations is not a confined animal feeding area, best management practices are to be used. The applicants financial resources with or without camping is not within the County perview. A storm water discharge permit has been attained from the State.

Mugglestone said she appreciated the comment letters and the individuals that came to speak.

The commissioners directed staff to prepare a draft recommendation for the June 2, 2017 Planning Commission meeting.

Fulton closed the public hearing.

Fulton adjourned the Plannig Commission meeting at 4:00 P.M.

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