

GUNNISON COUNTY PLANNING COMMISSION
PRELIMINARY AGENDA: Friday, June 16, 2017

- 8:45 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.
- 9:00 a.m.** **High Cimarron LLC** - work session/no action, request to add eight bedrooms to the existing clubhouse; increase the number of communally owned cabins for use by owners from one to three; and increase the number of parcels served by the existing access road, from 12 to 15. The parcel is located at 1107 County Road 858 and is legally described as 212 acres in Section 31, Township 47 North, Range 6 West, NMPM.
LUC-17-00019
- 10:00 a.m.** **Cottonwood Pass Road Temporary Gravel Pit**, Oldcastle SW Group, Inc. dba United Companies, represented by Ben Langenfeld, Greg Lewicki and Associates, PLLC, work session/possible action, necessary expansion to the temporary road construction materials gravel pit solely for the reconstruction and paving of the Cottonwood Pass Road, of 4.7-acres, due to discovery of unsuitable materials in a portion of the permit area. The location is 1 mile east of County Road 742, north of County Road 209, entirely on National Forest lands, near the Taylor Park Ranger Station, within the SW1/4 Section 10, Range 14 South, Range 82 West, 6th PM,.
LUC-17-00010
- 10:15 a.m.** **Gunnison West Gravel Pit Expansion**, Oldcastle SW Group, Inc. dba United Companies, represented by Ben Langenfeld, Greg Lewicki and Associates, PLLC, work session/site visit/no action, request expansion of the West Gunnison sand and gravel, on 7.5-acres, for a new gravel pit, directly west of the existing operational gravel pit. No other changes to the existing processing operation are proposed. **LUC-17-00018**

Adjourn

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

- Public access
- Projects
- Application #
- Attachments

REGULAR MEETING
June 16, 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- AJ Cattles Commissioner-Tom Venard 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 Molly Mugglestone

With a quorum present Chairman Fulton opened the June 16, 2017, regular meeting of the Planning Commission.

Moved by Fulton seconded by Diani to approve the May 12, 2017, Planning Commission meeting minutes as amended. The motion passed unanimously.

Moved by Fulton seconded by Diani to approve the May 19, 2017, Planning Commission meeting minutes as written. The motion passed unanimously.

Moved by Fulton seconded by Diani to approve the June 2, 2017, Planning Commission meeting minutes as amended. The motion passed unanimously.

High Cimarron LLC- LUC-17-00019- The Gunnison County Planning Commission conducted a work session/no action. They discussed a request to add eight bedrooms to the existing clubhouse; increase the number of communally owned cabins for use by owners from one to three; and increase the number of parcels served by the existing access road, from 12 to 15. The parcel is located at 1107 County Road 858 and is legally described as 212 acres in Section 31, Township 47 North, Range 6 West, NMPM

With a quorum present Chairman Fulton opened the work session.

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

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

Present representing the application: Jim Aronstein.

Aronstein said they are requesting changes to the originally approved 2015 project. They received an approval for 12 large parcels and a communal lot with a day lodge. He said the idea has been to keep the density as low as possible. They have found potential buyers do not want to build their own house on site; they would rather have housing provided and stay in it. Buyers want to have everything specifically planned; what will be built and how much will it cost to build and operate.

The applicants have requested to;

- Increase the number of lots to 15, with each member having an undivided interest in the club, and get a 35-acre lot to build on if they choose to.
- The addition of some bedrooms in the lodge
- Increase the number of cabins from one to three, all centrally located on the parcel.
- The addition of several managers' cabins for staff.
- A helicopter pad or site, a designated area where a helicopter could land.

The club will not allow automobile traffic up the five mile access road; owners will arrive at bottom of the road and be taken up to the site.

Diani asked about noise limitation during elk calving; Aronstein said it would be closed during those times.

Coleman asked if there would be covenants; Aronstein said yes.

Starkebaum asked if any of the 35 acres parcels are in Montrose County; Aronstein said no all 15 would be in Gunnison County. He added if an owner buys a 35 acre parcel in Montrose County, one 35 acre parcel will be dropped in Gunnison County. The total number of lots will remain 15.

Aronstein explained the minor changes to the road plan. Starkebaum said the accesses are being reviewed by County Public Works. When the owner applies to build on a parcel a driveway access permit will be applied for through Public Works.

The commissioners directed staff to prepare a draft recommendation of approval; following the site visit and public hearing conducted July 7, 2017.

Fulton closed the work session at 9:45 AM.

Cottonwood Pass Road Temporary Gravel Pit LUC-17-00010: The Gunnison County Planning Commission conducted a work session/no action. To discuss an expansion of the temporary road construction materials gravel pit solely for the reconstruction and paving of the Cottonwood Pass Road, of 4.7-acres, due to discovery of unsuitable materials in a portion of the permit area. The location is 1 mile east of County Road 742, north of County Road 209, entirely on National Forest lands, 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 work session.

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

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

Present representing the application: Greg Lewicki and Associates, PLLC, Ben Langenfeld and Oldcastle SW Group, Inc., Pete Siegmund.

Lewicki said the west side of the site contained wetlands concerns, so they have suggested using the east side and adding four acres. The Forest Service has agreed, but the State will have to have a new permit.

Starkebaum explained this will be a minor expansion of the approval and they are providing safety for the wetlands. Staff recommended the Commission classify this as an Administrative Review.

Fulton seated Coleman for the vote on the application.

Moved by Venard seconded by Fulton to lower the impact from minor to administrative review pursuant to *Gunnison County Land Use Resolution Section 3-111 Classification of Impact*, for LUC-17-00010. The motion passed unanimously.

Fulton closed the work session at 10:10 A.M.

Gunnison West Gravel Pit Expansion LUC-17-00018: The Gunnison County Planning Commission conducted a work session/no action/ site visit. To discuss a request for the expansion of the West Gunnison sand and gravel, on 7.5-acres, for a new gravel pit, directly west of the existing operational gravel pit. No other changes to the existing processing operation are proposed.

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

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

Present representing the application: Greg Lewicki and Associates, PLLC, Ben Langenfeld, and Oldcastle SW Group, Inc., Pete Siegmund.

Lewicki said the Ready Mix Pit aka Gunnison West Gravel Pit. Is requesting an expansion of 7.5 to 8 acres. The expansion will be south and west along Tomichi Creek; all the processing and stockpiles will be in the existing area. They are requesting a new pit, the existing pit is close to mined out. The mined out pits are turned into lakes. The new deposit is very deep, and it will be mined to final grade. Siegmund said the lifespan of the new pit is estimated at 10 to 12 years, but it is all market driven. Starkebaum asked when the pit is exhausted which direction would the mining be done; Siegmund said it would go to the south.

Coleman asked how many expansion cells are anticipated; Lewicki said there is an approximate 500 year supply of material.

Venard asked about water rights and if it includes the evaporation of the water; Lewicki said yes.

Cattles asked if some of the existing pit would be reclaimed; Lewicki said eventually all the disturbed land must be reclaimed. They practice concurrent reclamation.

Starkebaum explained this would cause no additional production or traffic, it is just replacing the current mined out pit.

Starkebaum said the public hearing will be conducted July 21, 2017.

The commissioners directed staff to prepare a draft decision for review following the public hearing.

Fulton closed the work session at 10:35 A.M.

The Planning Commission conducted a site visit following the work session. No minutes were taken during the site visit.

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