

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

8:00 a.m. Call to order; determine quorum

Planning Commission leave for site visit – High Cimarron LLC

9:00 a.m. High Cimarron LLC – site visit/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, two managers cabins, and designation of a helipad, for use by owners and guest. 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

Lunch

1:25 p.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.

1:30 p.m. High Cimarron LLC – public hearing/possible 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, two managers cabins, and designation of a helipad, for use by owners and guest. 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

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
July 7, 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 Cattles

With a quorum present Chairman Fulton opened the July 7, 2017, regular meeting of the Planning Commission.

High Cimarron LLC (LUC-17-00019) The Gunnison County Planning Commission conducted a site visit/no action. The request is 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, two managers cabins, and designation of a helipad, for use by owners and guest. 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.

Site Visit Comments:

Mugglestone- was able to see the rationale behind the changes.

Rogalski- observed the three guest cabins and the eight bedroom suites would not serve all 15 owners at once. Aronstein explained there will be a lottery system used by the owners to pick their desired dates.

Coleman- was able to see the layout, and appreciated the conversation concerning the communal amenities.

Venard- was most impressed with the mitigation of the slope.

Diani- was able to see the layout and where everything is proposed to go.

Fulton- liked the proposed location of the three cabins and the lodge, because of the minimal visibility.

High Cimarron LLC (LUC-17-00019) – The Gunnison County Planning Commission conducted a public hearing/possible action. The 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, two managers cabins, and designation of a helipad, for use by owners and guest. 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 public hearing.

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

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

Present representing the application: Jim Aronstein.

Manager of Administrative Services, Beth Baker, confirmed adequate public notice. The applicant submitted proof of posting and the certified mailing receipts and the Community Development Department had the notice published in the CB News and Gunnison Country Times.

Aronstein explained the project was initially approved in 2015. 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 eight bedrooms in the lodge
- Increase the number of cabins from one to three, all centrally located on the parcel.
- The addition of two managers' cabins for staff.
- A helicopter pad or site, a designated area where a helicopter could land.

Starkebaum noted the comments that were received by the Community Development Department. He added that Public Works Director, Marlene Crosby, had said they have no concerns.

Diani asked how emergencies will be communicated. Aronstein said voice over internet telephones.

Mugglestone asked if there was employee housing in the equipment barn. Aronstein said yes for temporary employees.

Fulton asked where the equipment barn will be. He said not far from the lodge, but tucked into the trees for low visibility.

Coleman asked if this site is to be gated. Aronstein said yes.

Coleman requested clarification of the process for the reselling of a lot. Aronstein said it would revert back to the club to be sold. There is no first right of refusal.

There were no public comments.

Fulton addressed the issue of flash flooding noted in the comments submitted by Mr. Barrow. Aronstein said Barrow has assumed the flash flooding was caused by the installation of the ski runs.

Fulton seated Rogalski for the vote on LUC-17-00019.

Moved by Diani seconded by Rogalski to approve the recommendation of LUC-17-00019. To 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, two managers' cabins, eight bedrooms to the lodge and designation of a helipad, for use by owners and guest as amended. The motion passed unanimously.

PROJECT DESCRIPTION:

The applicant requests an amendment to approved land use change permit LUC-2014-00028, to include:

- Increase the number of communally owned cabins from one to three, and reduce the allowed square footage from 3,000 square feet to 2,640 square feet/each;
- Add three 35-acre parcels to the development;
- Construct two short lateral roads;
- Include employee housing within the approved equipment barn;
- Construct two managers' cabins (approximately 800 to 960 square feet each) on the communal parcel
- Increase square footage of day lodge from 8,000 square feet to 9,600 square feet on the first floor; and an increase in the second floor to 4,800 square feet to accommodate eight bedrooms; for a total square footage of 14,400 square feet.
- Designated helicopter landing site, for use only by owners and their guests.

LOCATION:

1107 County Road 858, Cimarron, Co 81220 and is legally described as 862-acres in Sections 27, 34 and 35, Lots 9 & 10, Township 47 North, Range 7 West; and Section 31, Township 47 North, Range 6 West, NMPM

ADJACENT LAND USES:

Uses adjacent to the subject parcel include residential and public lands.

PLANS/REPORTS/SUBMITTALS:

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

- Minor Impact Land Use Change Application and exhibits, site plans and attachments.

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

REVIEW AGENCY REFERRAL COMMENTS:

The following entities or agencies provided referral comments.

Gunnison County Fire Protection District:

No written comments, but in a staff conversation with Dennis Spritzer, Fire Marshal, May 23, 2017, he noted that he had no concerns with the proposed development. Emergency response is from Montrose.

Gunnison County Public Works Department:

No written comments, but in a staff conversation with Marlene Crosby, Public Works Director, June 29, 2017, she noted that she had no comments or concerns with the proposed road construction.

SITE VISIT:

The Commission members conducted a site visit on July 7, 2017. The Commissioners viewed the property, the road locations and the sites for the improvements.

PUBLIC HEARING:

A public hearing was held on July 7, 2017; at that time no oral public comment was presented; two written comments were received:

- Letter from Alston M. Barrow, Manager, Barrow-Cimarron LLC, dated June 28, 2017
- Letter from Gregory Larsen, Field Manager, Bureau of Land Management, July 6, 2017

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

MEETINGS WITH PLANNING COMMISSION:

June 16, 2017 - Work session
July 7, 2017 – Public Hearing

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

Section 9-301: Commercial and Industrial Uses.

No commercial uses will be allowed on the site.

Section 10-102: Locational Residential Development:

Not applicable. 35+-acre development.

Section 10-103: Residential Density:

Not applicable. 35+-acre development.

Section 10-104: Locational Standards for Commercial, Industrial and Other Non-Residential Development

Not applicable.

Section: 11-102: Voluntary Best Management Practices

Voluntary; not mandated.

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

The resort is not located within an area subject to flood hazards, according to County mapping.

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

Geologic hazards affecting the road access construction was reviewed under the previous land use approval.

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

Minimal additional development is proposed and mitigation was approved under the previous land use approval.

Section 11-106: Protection of Wildlife Habitat Areas.

Minimal additional development is proposed and mitigation was approved under the previous land use approval.

Section 11-107: Protection of Water Quality.

Not applicable. The sites are not located within 125 feet of a water body.

Section 11-109: Development That Affects Agricultural Lands.

Not applicable. Adjacent lands are non-agricultural lands.

Section 12-103: Road System.

The existing road access was approved under the previous land use change permit. The additional of two minor roads to provide additional access to properties is included in this review. Marlene Crosby, Public Works Director, comments to staff on June 29, 2017, she noted that she had no comments or concerns with the proposed additional road construction.

Section 12-104: Public Trails.

Not applicable. No trails are proposed as part of this application.

Section 12-105: Water Supply.

No changes to the previous approved land use change permit.

Section 12-106: Sewage Disposal/Wastewater Treatment.

Additional design will be required for the expansion of the lodge to add eight bedrooms. This will be addressed as part of the permit application for the onsite wastewater treatment system.

Section 12-107: Fire Protection.

A referral was sent to Dennis Spritzer, GCFPD. No written comments were received, however, in a staff conversation on May 23, 2017, Mr. Spritzer indicated he had no concerns.

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

The proposed location complies with property line setback requirements. Site Plan submitted with application.

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

Applicable at the time of construction.

Section 13-108: Open Space and Recreation Areas

Not applicable. No open space is required for this use.

Section 13-109: Signs.

Signs, if required, are subject to this Section.

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

The site provides sufficient off-road parking and loading. The applicant is proposing to use a snow cat to shuttle residents to the lodge and/or their homes in the winter. Approved under the previous land use change permit.

Section 13-111: Landscaping and Buffering.

Not applicable.

Section 13-112: Snow storage.

Not applicable.

Section 13-113: Fencing

No fencing is proposed.

Section 13-114: Exterior Lighting.

All exterior lighting shall comply at the time of construction.

Section 13-115: Reclamation and Noxious Weed Control.

The applicant is required to obtain reclamation permits, as required and control noxious weeds.

Section 13-116: Grading and Erosion Control.

Applicable at the time of construction.

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

Applicable at the time of construction.

Section 13-118: Standards to Ensure Compatible Uses.

No significant change to the existing development on the parcel is proposed that will adversely affect the character of the neighborhood.

FINDINGS:

The Commission finds that:

1. This application is a Minor Impact Project.
2. This permit is limited to activities described within the "Project Description" of this application, and as depicted on the site plan as submitted. 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*.
3. All conditions of the approval of Land Use Change permit No. 2014-00028 remain in full force and effect.
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.

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, including all exhibits, references and documents as included therein, and including provision of a public hearing, and having reached the above cited Findings, classifies LUC No. 2017-00028, High Cimarron LLC, as a Minor Impact Project, approves the Land Use Change Permit with the following conditions, and that said approval shall be memorialized by recordation of a Minor Impact Certificate with the Gunnison County Clerk and Recorder:

1. 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*.
2. 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.
3. 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.

Fulton adjourned the meeting at 2:30 P.M.

/S/ Beth Baker
Community Development Department Services Manager

