

GUNNISON COUNTY PLANNING COMMISSION
PRELIMINARY AGENDA: March 16, 2018

- 8:45 a.m.**
- **Call to order; determine quorum**
 - **Approval of Minutes**
 - **Designation of Official Notice Posting Location**
 - **Welcome to new Members**
 - **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.** **Whetstone Industrial Park – L&D Ranches**, work session, Preliminary/Final Plan, request to subdivide a 35-acre parcel into 17 one-acre lots for a commercial/light industrial/industrial park, with an allowance for an accessory residential unit, in association with a primary light industrial or commercial use. Located south of Riverland Industrial Park, west of Highway 135. The parcel is legally described as Part of Lot 1, All Lots 2, 3, 4, Part of the SENW, Part of NESW, SESW 33.93-acres in SWSE, 0.41-acres in SESE Section 18, Lot 1 E1/2NW 3.51-acre in W1/2NWNE Section 19, Township 14 South, Range 85 West, 6th P.M.
LUC-16-00013
- 10:00 a.m.** **Whetstone Industrial Park – L&D Ranches**, joint public hearing, Preliminary/Final Plan
- 10:30 a.m.** **Centennial Storage Partners, LLC/Discount Storage**, site visit/work session, request for expansion of the existing commercial storage facility to include two new storage buildings, located one mile north of the City of Gunnison, west of Highway 135, legally described as Lot 3, Flying E Ranch Subdivision
LUC – 18-00003
- Lunch**
- 1:00 p.m.** **Coster**, site visit/work session, request for single family residence, in compliance with Section 11-108: Development on Ridgelines, located 15 miles north of the City of Gunnison, east of Ohio Creek Road, legally described as Lot 27, Star Mountain Ranch
LUC-18-00002
- 3:00 p.m.** **Adventure Headquarters, William Cote**, work session, request for a commercial service business, providing stand-up paddle board instruction, rental, tours and misc. retail. Located approximately 27 miles west of the City of Gunnison, 12299 Highway 50, Blue Mesa Point, legally described as 6.43-acres in the NE/4SW/4, Section 5, T48N, R4W, NMPM
LUC-18-00008

Adjourn

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

- Public access
- Projects
- Application # 16-00013, 18-00003, 18-00008
- Attachments

GUNNISON COUNTY PLANNING COMMISSION
REGULAR MEETING
March 16, 2018

The Gunnison County Planning Commission conducted a regular meeting/ joint work session, in the Planning Commission Meeting Room in the Blackstock Government Center, 221 N. Wisconsin, Gunnison, Co. **Present:**

Chairperson- Kent Fulton Vice-Chairperson- Jack Diani Commissioner- AJ Cattles Commissioner-Vince Rogalski Commissioner-Molly Mugglestone Alternate Commissioner- Daniel Spivey BoCC- Phil Chamberland BoCC-Jonathan Houck	Assistant Director of Community Development- Neal Starkebaum Planner- Rachel Sabbato Manager of Administrative Services- Beth Baker Others present as listed in text
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Recused/Absent; Commissioner Diego Plata, Commissioner Mugglestone left the meeting after the Centennial Storage review, for the remainder of the day. Commissioner Cattles left the meeting after the Whetstone review, for the remainder of the day.

With a quorum present Chairman Fulton opened the March 16, 2018 regular meeting of the Planning Commission.

Approval of Minutes: Moved by Rogalski seconded by Fulton to approve the Planning Commission meeting minutes dated February 2, 2018, as amended. The motion passed unanimously.

Moved by Diani seconded by Rogalski to approve the Planning Commission meeting minutes dated February 16, 2018, as amended. The motion passed unanimously.

Moved by Diani seconded by Rogalski to approve the Planning Commission meeting minutes dated March 2, 2018, as amended. The motion passed unanimously.

Notice of Posting Locations: Moved by Diani seconded by Rogalski to designate the official meeting notice locations for 2018 to be outside of the Board of County Commissioners Meeting Room at the County Courthouse located at 200 E. Virginia. The advisory locations to be the glass case located on the 1st floor of Blackstocks Government Center and the bulletin board outside of the Planning Commissioners Meeting Room located at 221 N. Wisconsin.

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

Moved by Cattles seconded by Mugglestone to appoint Jack Diani as Vice-Chairperson of the Gunnison County Planning Commission. The motion passed unanimously.

Whetstone Industrial Park- L& D Ranches (LUC-16-00013): The Gunnison County Planning Commission conducted a work session. They reviewed the request to subdivide a 35-acre parcel into 17 one-acre lots for a commercial/light industrial/industrial park, with an allowance for an accessory residential unit, in association with a primary light industrial or commercial use. Located south of Riverland Industrial Park, west of Highway 135. The parcel is legally described as Part of Lot 1, All Lots 2, 3, 4, Part of the SENW, Part of NESW, SESW 33.93-acres in SWSE, 0.41-acres in SESE Section 18, Lot 1 E1/2NW 3.51-acre in W1/2NWNE Section 19, Township 14 South, Range 85 West, 6th P.M.

With a quorum present Chairperson Fulton opened the work session.

Present representing the Planning Commission: Commissioners Fulton, Diani, Cattles, Mugglestone, Rogalski, and Spivey.

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

Present representing the application: attorney Marcus Lock, applicant Bill Lacy and engineer Tyler Harpel.

Lock submitted documentation addressing issues from the prior work session:

- Updated plat with updated road names
- Revised plan illustrating 4ft. shoulders- per public works request
- CBFPD water supply plan comments – Harpel explained they have two separate water systems, one for domestic water and one for fire protection.
- Chlorination station uses a 2” water line for domestic water, and fire protection water uses the augmentation pond

Harpel noted the changes to the plan set:

- The domestic and fire suppression service lines to each lot
- Widening the road shoulders to 4 ft.
- Grading changes
- Detail sheets changed to address the above issues
- Domestic water storage increased from. 10,000 to 25,000 gallons
- Rozman Rd. not paved past lot 17, it will blend into the exiting road after lot 17
- New road names
- Additions to the landscape plan

Following a discussion on the maximum building heights on the lots 1, 2, 3, and 4 which are closest to the highway, it was agreed to determine those heights and include them in the covenants.

Lock said they will have a final CDOT cost estimate for the next meeting.

Lock identified the revisions to the covenants:

- 5,000 sq. ft., maximum for light industrial unless the county increases the limits
- Allowing storage facilities to have living quarters- subordinate to primary uses
- If owner provides affordable housing they may surpass the county maximum sq. ft. limit
- Maximum building heights on lots 1,2,3,4 will be in the covenants

Lock reviewed the Riverland LOA comments:

- Require paving Buckley Dr. east of the intersection of Buckley Dr. and Road B.- ongoing discussion
- Buckley Dr. has been dedicated/ perfected
- Will pay a pro rata share for road maintenance- will meet with Riverland LOA
- Will grant access for maintenance and replacement of exiting culvert between the two subdivisions
- Will not prohibit residential uses
- Objection to brewery or distillery – there is enough water in case of a water intense use
- Buckley Dr. will be publicly dedicated

Harpel explained they will be using a three to one slope for the berming. They will water the landscaping in the hatched areas of the plan, using drip irrigation. This was included in the augmentation plan. Diani and Rogalski agreed the sloping berms similar to the berms at the Reserve are more natural looking. Fulton asked how large the starter trees will be: Harpel said 8ft. in height to start.

The commissioners discussed whether or not to require each owner to go through the County Administrative Review process for any use on their lot. The discussion was continued to the public hearing.

Fulton closed the work session.

Whetstone Industrial Park- L& D Ranches (LUC-16-00013): The Gunnison County Planning Commission and Board of County Commissioners conducted a joint public hearing. They reviewed the request to subdivide a 35-acre parcel into 17 one-acre lots for a commercial/light industrial/industrial park, with an allowance for an accessory residential unit, in association with a primary light industrial or commercial use. Located south of Riverland Industrial Park, west of Highway 135. The parcel is legally described as Part of Lot 1, All Lots 2, 3, 4, Part of the SENW, Part of NESW, SESW 33.93-acres in SWSE, 0.41-acres in SESE Section 18, Lot 1 E1/2NW 3.51-acre in W1/2NWNE Section 19, Township 14 South, Range 85 West, 6th P.M.

With a quorum present Chairperson Fulton opened the joint public hearing.

Present representing the Planning Commission: Commissioners Fulton, Diani, Cattles, Mugglestone, Rogalski, and Spivey. Present representing the Board of County Commissioners: Commissioners Chamberland and Houck.

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

Present representing the application: attorney Marcus Lock, applicant Bill Lacy, engineer Tyler Harpel.

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

Lock noted there have been no material changes since the sketch plan approval. They have submitted a combined preliminary/final plan. He explained:

- They will address the visibility from the highway by noting the maximum building height for lots 1, 2 3, and 4 in the covenants.
- They will ensure there will not be industrial uses next to residential uses at the time of the sale of the lots.
- They will allow the County access for water testing.
- They are waiting for one more comment from CBFDP.
- They will have the CDOT cost estimate at the next meeting.
- They will require bear proof receptacles.
- The Rozman property will be fenced between the subdivision and Rozmans' property.
- The water supply has been determined to be legally adequate.
- They will allow onsite residential uses for storage facilities.

The commissioners agreed a separate administrative land use review for each lot will not be required.

Public comments

Aaron Huckstep, attorney for the Riverland LOA, said they do not object to the subdivision, their comments were intended to promote a harmonious co-existence. He suggested a condition of approval: do not take action on the subdivision until the paving of the entrance onto the highway is resolved. They want a written agreement concerning access for the maintenance and replacement of the culvert between the two subdivisions. He noted guaranteeing access to Highway 135 is a critical issue.

Lock was opposed to Hucksteps' suggestion concerning the paving of the entrance to the highway. Lock suggested including a condition stating either they reach an agreement, or the applicant will be responsible. They will allow access for maintenance or replacement of the culvert. He said the public dedication of the roads is already perfected, but they may want to keep the remainder of the roads in the subdivision private, if public works agrees. Starkebaum explained any maintenance agreement is a private issue between the parties. The applicant will need to work out the details concerning the private or public dedication of the roads with public works. Lock said the applicants are not requesting county road maintenance.

Fulton asked if John Nichols can use the paved part of the road: Lacy said he already uses it and there is not a problem. He added United has their own separate easements for access. One of them is perpetual and one terminates when the pit is closed.

The applicants will provide the following items at the next meeting:

- CBFPD response
- CDOT response
- Public dedication of road decision and how that works
- Updated cost estimate
- Revised language in covenants to address maximum building heights on lots 1, 2, 3 & 4

The commissioners directed staff to prepare a draft recommendation of approval for the next meeting with the applicant.

Fulton continued the joint public hearing to April 6, 2018 @ 1:00 PM, in Crested Butte Town Hall.

Commissioner Cattles left the meeting for the day.

Centennial Storage Partners, LLC/Discount Storage (LUC-18-00003): The Gunnison County Planning Commission conducted site visit. A request for expansion of the existing commercial storage facility to include two new storage buildings, located one mile north of the City of Gunnison, west of Highway 135, legally described as Lot 3, Flying E Ranch Subdivision.

No minutes were taken at the site visit.

Centennial Storage Partners, LLC/Discount Storage (LUC-18-00003): The Gunnison County Planning Commission conducted work session. They reviewed the request for expansion of the existing commercial storage facility to include two new storage buildings, located one mile north of the City of Gunnison, west of Highway 135, legally described as Lot 3, Flying E Ranch Subdivision.

With a quorum present Chairperson Fulton opened the work session.

Present representing the Planning Commission: Commissioners Fulton, Diani, Mugglestone, Rogalski, and Spivey. Commissioner Cattles recused himself from the review of this application.

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

Present representing the application: attorney Mike Dawson.

Dawson said the applicant has requested an expansion of his commercial storage facility to include adding two 30X30 buildings and two 20X40 buildings. The buildings will be similar to the existing buildings. The current parking areas will go away when buildings are constructed. There will be no outdoor storage when the buildings are constructed. They are consulting CDOT concerning access. He said they are addressing a market demand.

Site Visit Comments:

- Rogalski -concerned with the landscaping
- Mugglestone- concerned with the landscaping
- Diani- concerned with the landscaping
- Spivey- concerned with the landscaping
- Fulton -concerned with the landscaping

Diani said he had no problem with the buildings but noted concerns with the landscaping and lack of adequate number of trees.

Rogalski said the trees previously on the south side are now missing and should be replaced.

Starkebaum said the applicant has acknowledged a lot of the landscaping which had been previously required was removed and should have been replaced. There has been a boundary line adjustment which added acreage to this site.

Fulton asked how the landscaping will be watered.

Planner, Rachel Sabbato, suggested using a mix of coniferous and leafed trees.

The applicants will provide a revised landscaping plan with the maintenance and watering information. It should be current and include the 2004 approval and the addition of this application.

Mugglestone asked about designated snow storage: Dawson will clarify.

It was noted the proposed buildings could need to be shortened to comply with Gunnison Fire District.

The public hearing will be conducted May 18, 2018.

The commissioners closed the work session.

Coster Ridgeline Residence (LUC-18-00002): The Gunnison County Planning Commission conducted a site visit. A request for single family residence, in compliance with Section 11-108: Development on Ridgelines, located 15 miles north of the City of Gunnison, east of Ohio Creek Road, legally described as Lot 27, Star Mountain Ranch

No Minutes were taken at the site visit.

Coster Ridgeline Residence (LUC-18-00002): The Gunnison County Planning Commission conducted a work session. A request for single family residence, in compliance with Section 11-108: Development on Ridgelines, located 15 miles north of the City of Gunnison, east of Ohio Creek Road, legally described as Lot 27, Star Mountain Ranch

With a quorum present Chairperson Fulton opened the work session.

Present representing the Planning Commission: Commissioners Fulton, Diani, Rogalski, and Spivey.

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

Present representing the application: attorney David Leinsdorf and architect Dan Murphy.

Site Visit Comments:

- Fulton- not visible from the road
- Diani- not visible from the road
- Rogalski- could not see the flag, it is pretty well screened
- Spivey- not visible from the road

Murphy said the building will be a one story structure on the uphill side and a two story structure on the downhill side. The building will be 32 ft. in height above the existing grade. The building materials will blend in to the surroundings, the roof will be a low gloss bronze color.

Sabbato noted the design was well considered and will not be visible. It is fully screened. They have provided an adequate restrictive covenant which was reviewed and approved by the county attorney.

Diani asked how many trees will have to come out: Murphy said approximately 30, primarily aspen trees.

The public hearing will be conducted April 6, 2018 at 11:00 A.M., in Crested Butte Town Hall.

The commissioners directed staff to prepare a draft approval for the April 6, 2018.

The commissioners closed the work session.

Adventure Headquarters (LUC-18-00008): The Gunnison County Planning Commission conducted a work session. A request for a commercial service business, providing stand-up paddle board instruction, rental, tours and misc. retail. Located approximately 27 miles west of the City of Gunnison, 12299 Highway 50, Blue Mesa Point, legally described as 6.43-acres in the NE/4SW/4, Section 5, T48N, R4W, NMPM.

With a quorum present Chairperson Fulton opened the work session.

Present representing the Planning Commission: Commissioners Fulton, Diani, Rogalski, and Spivey.

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

Present representing the application: owner William Cote.

Cote explained he is proposing a standup paddle boarding operation, to include rentals and instructions:

- The shed on the south side of the house will be used for storage.
- The area in front has always been a parking lot.
- He will stage his work in the parking lot.
- There is an existing State highway access, but CDOT will have to approve the change in use.
- He has applied for a Park Service permit.
- They will have a shuttle service and guides.
- They might access Morrow Point.

Spivey said his signage will be a banner on the buildings: he will be required to obtain a sign permit.

Public hearing will be conducted April 6, 2018, at 2:00 P.M., in Crested Butte Town Hall.

The commissioners directed staff to prepare a draft approval for the April 6, 2018 meeting.

The commissioners closed the work session.

Fulton adjourned the March 16, 2018 Planning Commission meeting at 3:45 P.M.

/S/ Beth Baker

Community Development Department Services Manager
Gunnison County Community Development Department