

GUNNISON COUNTY PLANNING COMMISSION
PRELIMINARY AGENDA: Friday, June 15, 2018

- 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.** **Rocky Mountain Biological Lab**, continued public hearing, request to host weddings and conference/workshops in Gothic from August 15- November 1st. North Pole Basin improvements would permit up to 3,000 square feet of new construction, spread across six structures, to expand research and education programming. Schofield Park improvements would permit construction of up to 2,500 square feet of new construction, spread across two structures (one existing) limited to only research and education.
LUC-17- 00026
- 10:00 a.m.** **Russ Forest, City of Gunnison - City Manager**, work session, information on the City of Gunnison's Comp Plan and 3-Mile Plan
- 11:00 a.m.** **Staff**, work session, proposed amendments to the *Gunnison County Land Use Resolution*
- Noon** Lunch
- 1:00 p.m.** **Golden Eagle Trash Service LLC, Alphonse and Carolyn Tamarcaz**, work session/site visit, request for a commercial storage yard for refuse trucks, recycle containers and 3-bay shop building, with existing residence, located at 690 CR 18, legally described as a parcel in the NW1/4SW1/4 Section 3, Township 49 North, Range 1 West, NMPM, on 40-acres
LUC-18-00017

Adjourn

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

- Public access
- Projects
- Application #
- **LUC-17- 00026**
- **LUC-18-00017**
- Attachments

**GUNNISON COUNTY PLANNING COMMISSION
REGULAR MEETING
June 15, 2018**

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

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| Chairperson- Kent Fulton Vice-Chairperson- Jack Diani Commissioner-Molly Mugglestone Commissioner- Vince Rogalski Commissioner-AJ Cattles | Director of Community Development- Asst. Director- Planner- Rachel Sabbato Administrative Services- Others present as listed in text |
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Recused/Absent; Absent Commissioner Diego Plata and Daniel Spivey, Commissioner Molly Mugglestone recused herself from the review of the Golden Eagle Trash application.

With a quorum present Chairperson Fulton opened the June 15, 2018 regular meeting of the Planning Commission.

Rocky Mountain Biological Lab (RMBL) –LUC-17-00026: The Gunnison County Planning Commission conducted a continued public hearing. They discussed the request to host weddings and conference/workshops in Gothic from August 15- November 1st. North Pole Basin improvements would permit up to 3,000 square feet of new construction, spread across six structures, to expand research and education programming. Schofield Park improvements would permit construction of up to 2,500 square feet of new construction, spread across two structures (one existing) limited to only research and education.

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

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

Present representing the applicant: Ian Billick.

Present representing staff: Planner Rachel Sabbato and Manager of Administrative Services Beth Baker.

Billick explained there have been no changes to the most current application: they have withdrawn the winter portion of the application for the time being.

Sabbato explained the decision will focus on the summer uses.

The commissioners reviewed the draft decision.

Fulton closed the public hearing.

Moved by Rogalski seconded by Diani to approve LUC-17-00026 – Rocky Mountain Biological Lab updates and summer uses.

PROJECT DESCRIPTION: The decision within this document is for the summer use portion of this application only. The winter use will be addressed at a later date under the same application number, LUC-17-00026.

Gothic: Hosting non-research (weddings) and other education related conferences/workshops. From August 15 – November 1st applicant is requesting up to ten weddings and up to ten additional events i.e. non-mission related conferences and workshops, etc. During this time the use would be capped to a maximum group size of 200 participants at the billy barr community center, which is the approved capacity, and limit overall onsite occupancy to the currently approved 180 individuals. Maximum parking is 80 cars.

North Pole Basin: RMBL has acquired additional properties which are used for field research, and is requesting improvements whose primary purpose is to only support research and education. This property has a conservation easement on it with a reserved building envelope. A cumulative total of 3,000 sq ft of developed space in improvements spread across no more than six structures is proposed, as allowed in the conservation easement. Expanded public access to an existing trail is also intended. Small groups are allowed to camp on the site for up to three days.

Schofield: RMBL acquired an existing cabin and outhouse whose primary purpose is to support research. Applicant is seeking approval for up to 2,500 sqft of developed space in improvements spread across no more than two structures. These structures would provide a combination of lodging, power, telecommunications, meeting space and work space for scientists.

LOCATION:

Gothic: RMBL is located on 230-acres, legally described as Blk 1, All of Blks 2-36, Smelter Grounds Except Blk 37, All of First Addition Located In S/2NE/4, All Of L A Waits Second Addition Located In S/2NE/4, W/2NE/4 & SE/4NE/4 Town Of Gothic E/2NW/4 Section 3 Township 13 South Range 86 West, 6th P.M. 8000 CR 317, Crested Butte CO

North Pole Basin: Commonwealth Place a/k/a Commonwealth Placer, US Mineral Survey No. 17347, according to the United States Patent dated February 13, 1907 and recorded September 14, 1960 in Book 336 at Page 355, Rock Creek Mining District, Expressly excepting and excluding all that portion of the ground, hereinbefore described embraced in said mining claim on Survey No. 2906. Embracing a portion of Sections 1, 11, and 12, Township 12 South, Range 87 West, 6th P.M., County of Gunnison. 6740 Forest Service Road 317.

Schofield: Lots 2,3,4,37,38,39 Blk 36 Schofield Townsite
Lots 2-4, 37-39 Blk 37, Lots 2-4, 37-39 Blk 38 & Vacated Portion Of Front St Schofield #609217. 7150 Forest Service Road 317.

ADJACENT LAND USES:

The town site of Gothic is surrounded by National Forest on the east, north, and west. Private parcels are located to the south of the town site.

The site of North Pole Basin is surrounded by National Forest on the north and west. The Nature Conservancy owns the parcel to the south of the site and is managed by RMBL, and the town site of Schofield is located to the east.

The site of Schofield is surrounded on the north, east and south by National Forest. Private parcels are located to the east of the town site.

DOCUMENTS INFORMING THIS REVIEW AND ACTION:

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

- Minor Impact Land Use Change Application and site plan.
- "RMBL Conference/Workshop/Weddings Map 2017", prepared by RMBL.
- "Wetland Delineation Report, North Pole Basin conservation Easement- RMBL Building Envelope", prepared by Bio-Environs dated September 10, 2014.
- "Deed of Conservation Easement, Crested Butte Land Trust, North Pole Property", dated June 28, 2013.
- "Summer Events Narrative", prepared by RMBL, dated April 11, 2018.
- "Compatibility of North Pole Basin and Schofield", prepared by RMBL, dated April 11, 2018.

This review, Decision and Recommendation 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.

Crested Butte Fire District:

Ric Ems, Chief, letter of October 23, 2017:

“In regards to RMBL’s request to provide “non-research and non-educational workshops and weddings annually in Gothic

1. When renting the “community center” the occupancy load cannot exceed 200 as stated.
2. RMBL shall request an “annual/routine fire inspection” of their current community center.
3. The “wedding map” show four locations for “wedding ceremonies”. If RMBL or others erect any temporary membrane structures they must do so in compliance with the 2003 International Fire code Chapter 24-Tents and Other Membrane Structures.
4. Continue to maintain the current “dry hydrant” to ensure a viable water source in the Gothic Town site.

In regards to RMBL’s request for “research and education on extended properties.

1. CBFPD has no issues with RMBL’s request until such time that the want to apply for new construction within Schofield and North Pole Basin.”

Gunnison County Public Works Department:

In an email on June 6, 2018 Public Works Director Marlene Crosby stated, “I do not have any concerns about summer use since the events are during the shoulder season.”

SITE VISIT:

A site visit was held on October 20, 2017. The Commission members viewed the three locations of the proposal and surrounding properties. Observations by the Commission are summarized as follows:

North Pole Basin, “It was good to see the existing structures and the access to the structures. Placement in the potential avalanche slide may cause some shifting of locations.”

Schofield, “Current building site is off the main road, the site has adequate space for proper plumbing and well placement.”

Gothic site for additional events, “The current building for [the proposed] events is reasonable for holding these types of events. Parking has been thought out with adequate space for fire services.”

JOINT PUBLIC HEARING:

The Planning Commission and the Board of County Commissioners conducted a joint public hearing on September 15, 2017. All testimony, both written and oral, is hereby incorporated as part of this record of review and evaluation. At that time, no public was present and one public comment was received by the Commission.

MEETINGS WITH PLANNING COMMISSION:

October 20, 2017 – site visit

November 3, 2017 – work session

December 1, 2017 – public hearing

May 4, 2018 – continued public hearing, winter use has been put on hold until BOCC finalizes Gothic Road resolution.

June 15, 2018 – continued public hearing for summer use only

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

Section 9-301: Commercial and Industrial Uses.

The applicant is seeking approval to host non-research and education related conferences, workshops and weddings from August 15 to November 1st in Gothic.

D: General Standards

D.1: Non Residential Accessory Uses: The proposed use is accessory to non-residential use; the existing on-site cafeteria and kitchen at the Billy Barr community center will support the proposed wedding and conference events.

D.2: Food Service Requirements: The existing, on-site cafeteria and kitchen at the Billy Barr community center will support food services either in preparing for or staging area for catering services and will comply with all applicable state food regulations as pursuant to C.R.S. 12-44-201 through 12-44-213.

D.3: Electrical Disturbances: No use of equipment that creates electrical disturbances is anticipated at the site.

D.4: Fire and Explosive Hazards: No materials or products that decompose by detonation are proposed to be stored at the site.

D.5. Glare and Heat: No glare or heat producing activities are anticipated or expected at the site.

D.6. Exterior Lighting: The exterior lighting shall be designed so that all direct rays and glare are confined to the subject parcel.

D.7. Odors: No odors are anticipated or expected.

D.8. Radioactivity: No radioactive materials are proposed to be stored on site.

D.9. Vibration: No activities that cause vibration are expected to occur along the property boundaries.

D.10. Noise: No significant noise is anticipated as a result of this application.

Section 9-509: Camping on Individual Parcel.

B: Long-term Camping In A Recreational Vehicle Or Other Camping Shelter Requires Permit:
North Pole Basin, small groups of up to ten are allowed to camp on the site for visits of up to three days for field research, education programs and tours. An outhouse was installed in November 2016.

Gothic, small groups of scientists may camp in the town site when other housing is full for extended periods of time during the summer. Existing septic will serve this site.

Schofield, no camping has been proposed for this site.

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

The site meets the Primary Locational Standard. *C1a, Location Well-suited to Specific Use.*

1. The site does meet the Locational Standard, as its locations are the purpose to the use.

Section: 11-102: Voluntary Best Management Practices

Voluntary; not mandated.

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

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

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

For summer use, the subject parcel is not located within an area of geologic hazards, according to County mapping.

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

a. The subject parcels are in low to extreme wildfire hazard area, according to County mapping.

b.

Section 11-106: Protection of Wildlife Habitat Areas.

The proposed project is not located within sage grouse occupied habitat according to County mapping.

Section 11-107: Protection of Water Quality.

A wetland delineation report has been submitted for the North Pole Basin site, no improvements are proposed in the wetland area.

Section 11-109: Development That Affects Agricultural Lands.

Not applicable. Adjacent lands are non-agricultural lands.

Section 12-103: Road System.

For summer use, if there is an event involving more than 20 people RMBL will require whoever is organizing the event to provide mass transportation for at least as many people anticipated to attend the event and RMBL parking will not be provided except under extenuating circumstances.

Section 12-104: Public Trails.

North Pole Basin: There is a public hiking trail that follows the road through the property. There are plans to expand the public trail network to address access issues and parking.

Section 12-105: Water Supply.

Gothic: There are no changes associated with this application.

North Pole Basin and Schofield: Applicant will propose a project design at the time of improvement application.

Section 12-106: Sewage Disposal/Wastewater Treatment.

Gothic: Proposed uses will be accommodated through the existing system.

North Pole Basin: New outhouse installed in November 2016.

Schofield: Existing vault privy.

Section 12-107: Fire Protection.

A referral was sent to Crested Butte Fire Protection District. Ric Ems, Crested Butte Fire Protection District Chief, provided statements in a letter dated October 23, 2017, please see statement under Referral Comments.

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

The site plan submitted with the application complies with the setback requirements of this section.

Section 13-106: Energy and Resource Conservation.

Applicable to the residential units of the proposed project.

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

Not applicable. No installation of solid-fuel burning devices are contemplated in this application.

Section 13-108: Open Space and Recreation Areas.

Not applicable.

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

The site provides 80 parking spots in the town site of Gothic. There are no additional parking areas within the town site beyond this capacity. If an event requires additional needs that cannot be accommodated by the onsite parking available, a bus will be required to bring participants to Gothic.

Section 13-111: Landscaping and Buffering.

Not applicable.

Section 13-112: Snow storage.

Not applicable.

Section 13-113: Fencing.

Not applicable.

Section 13-114: Exterior Lighting.

No improvements are contemplated by this application.

Section 13-115: Reclamation and Noxious Weed Control.

A Reclamation Permit may be required and the applicant is required to control noxious weeds as part of future construction.

Section 13-116: Grading and Erosion Control.

Not applicable.

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

No improvements are contemplated by this application.

Section 13-119: Standards to Ensure Compatible Uses.

The proposed land use change shall be designed, constructed, and maintained in a manner that will not adversely affect the character and tranquility of nearby residential or public use areas. The facility is an existing use and no changes are proposed to existing infrastructure.

FINDINGS:

The Commission finds that:

1. The Planning Commission classified the application as a Minor Impact Project, based upon the impact classification found in *Section 6-102: Projects Classified as Minor Impact Projects K, New Commercial, Industrial on Five Acres or Less.*
2. Ric Ems, Fire Chief, CBFPD, letter of October 27, 2017, provided comments on the requested proposal.
3. Marlene Crosby, Gunnison County Public Works Director, via email June 6, 2018, provided comments on transportation elements associated with the proposed weddings and conference events.
4. External travel impacts due to the new events proposed will require transportation and parking organization and management.
5. Generation of waste for non-mission related programming has been minimal compared to overall use and additional trips associated with managing wastes is not anticipated.
6. The structural integrity of the cabins located in North Pole Basin are failing, RMBL plans to gradually dismantle the structures. These structures are also located in potential avalanche pathways and wetlands.
7. 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.*
8. 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. 2017-26, Rocky Mountain Biological Laboratory 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. If there is an event involving more than 20 people RMBL shall require the organizing party to provide mass transportation for at least as many people anticipated to attend the event and RMBL parking shall not be provided except under extenuating circumstances.
3. The existing cabins located in North Pole Basin shall not be used for sleeping quarters and can be used for short term, seasonal storage only.
4. Any new structures in North Pole Basin or Schofield shall require a building permit.
5. 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.
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.

Russ Forest, City of Gunnison- City Manager: The Gunnison County Planning Commission conducted a work session with the City Manager of Gunnison. They discussed information on the City of Gunnison's Comp Plan and 3-Mile Plan.

With a quorum present Chairperson Fulton opened the work session.

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

Present representing the City of Gunnison: City Manager Russ Forest and City Planner Andie Ruggera.

Present representing staff: Director of Community and Economic Development Cathie Pagano, Assistant Director of Community and Economic Development Neal Starkebaum, Planner Rachel Sabbato and Manager of Administrative Services Beth Baker.

Forest discussed the City Three Mile Plan and Comprehensive Plan. The City has four priorities:

- Infrastructure and safety
- Public engagement
- Affordable housing
- Economic prosperity

They are creating a relationship with the downtown leadership committee. They are considering:

- Increasing downtown building height limits
- Amending zoning codes
- Working on IOOF Park
- Lighting improvements
- Creating event street scape
- Connecting Western to Main St.
- Lightening up on parking requirements

They have finished the first part of the planning process for the Lazy K Resort. It should be an area for affordable housing incorporating density. They are also considering a park to share the area.

Forest identified game changers:

- Comprehensive planning.
- Gunnison Rising could become a modern urbanist project for the valley. The City, County and Western have all contributed time and money to the planning. They could also pursue a State park.
- Vail purchasing CBMR will accelerate the housing challenge.

Forest concluded the City is working on a Comprehensive plan and a Three Mile Plan. They have considered combining them.

Gunnison County Land Use Resolution (LUR) proposed amendments: The Gunnison County Planning Commission conducted a work session. They reviewed the proposed LUR amendments.

With a quorum present Chairperson Fulton opened the work session.

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

Present representing staff: Director of Community and Economic Development Cathie Pagano, Assistant Director of Community and Economic Development Neal Starkebaum, Planner Rachel Sabbato and Manager of Administrative Services Beth Baker.

Starkebaum noted the LUR has changed overtime. He reviewed the suggested amendments to Sections:

- 5-102 – the commissioners agreed to the addition of Q. Non-Commercial use of helicopter for access to private property. R. Amendment or termination of subdivision covenants.
- 5-104- the commissioners agreed to the addition to L. 1, adding Mortgage Holders.
- 6-102-the commissioners agreed to change H, increasing the square footage to 10,000 sq. ft. and changing I square footage to 10,000-15,000 sq. ft.
- 9-201-D 2 a. - the commissioners agreed to the changes, deleting a. Dimensions, and adding Exterior materials and roof pitch.
- 9-201-E 3 a.- the commissioners did not agree to the change .
- 9-201-F 6 & 7 a. & b- the commissioners agreed to the changes, changing the date from 1972 to 1976, requiring a HUD tag and deleting the certified electrical system and approved plumbing system.

The commissioners will conduct an additional work session to complete the review of suggested amendments.

Golden Eagle Trash Service LLC- LUC-18-00017: The Gunnison County Planning Commission conducted a work session. They discussed the request for a commercial storage yard for refuse trucks, recycle containers and 3-bay shop building, with existing residence, located at 690 CR 18, legally described as a parcel in the NW1/4SW1/4 Section 3, Township 49 North, Range 1 West, NMPM, on 40-acres .

With a quorum present Chairperson Fulton opened the work session.

Commissioner Mugglestone recused herself from the review of the application.

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

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

Present representing the application: Owners Alphonse and Carolyn Taramarcaz and attorney Mike Dawson.

Carolyn Taramarcaz said they are trying to purchase a property to relocate their business, so it is all in one spot. They are considering constructing a driveway for the entrance to the shop and main office building. There would be a three bay garage. The trucks will be washed off site, and they use the County land fill for dumping trash, unless the land fill is closed for the day, then the trash is stored in the trucks until the dump opens. There could be ten to fifteen trash containers on site. Diani asked how often the land fill is closed:

Tamarcaz said approximately three times per year. She added there is an existing septic system and use of the existing well will be changed to commercial. All truck repairs will be done off site. There will be no washing of the trucks on site and no fuel storage or flammable materials on site.

Starkebaum explained the site is within occupied Sage-grouse habitat and the assessment has been submitted. Comments from City of Gunnison received encouraged storm water management. A drainage plan was submitted.

The commissioners closed the work session and conducted a site visit.

There were no minutes kept on the site visit.

The commissioners returned to the planning commission meeting room and reopened the work session.

Site Visit Comments:

Cattles- low lying area, little impact to neighbors

Rogalski- agreed

Diani-agreed

Fulton- agreed

Cattles noted this area had been on a list that was considered for industrial uses by the BOCC earlier.

Rogalski asked how many culverts there would be: Tamarcaz said three.

Diani asked how large the building would be: Tamarcaz said the building would be 50 x 75 and the pad would be 100 x 100. Diani asked where the trucks would be stored: Tamarcaz said in the garage and one outside. He asked if the parking lot would be expanded for the employees: Tamarcaz said no. Fulton pointed out as the business expands at some point they will run out of space as proposed: Carolyn explained there is 300 ft. to the north and south to expand.

Cattles requested a site plan illustrating everything currently there and what is being proposed. The site plan should be submitted to the planning staff at least two weeks prior to the public hearing.

Fulton noted his concerns with possible environmental impacts if trucks are washed or worked on, on site. Or if the property is sold to a buyer who would not know there was to be no repair or washing of trucks on site. He said full roll offs could be a problem if the trash from them blows around. Cattles said screening and fencing around the storage containers should be discussed. The commissioners concluded that fencing is not necessary other than the gates at the two entrances to the property.

Rogalski explained because of the Sage-gross any pets must be controlled on site.

Starkebaum has not received comments from Public Works yet.

The commissioners directed staff to schedule a public hearing and prepare a draft decision to be reviewed following the public hearing. The public hearing will be conducted on July 20, 2018.

The work session was closed at 2:20 P.M.

Fulton adjourned the June 15, 2018 regular Planning Commission meeting at 2:30 P.M.

/S/ Beth Baker
Community Development Department Title
Gunnison County Community Development Department