

GUNNISON COUNTY PLANNING COMMISSION
PRELIMINARY AGENDA: Friday, October 19, 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.** **Nine Mile Ranches Subdivision - Resubdivision**, joint public hearing, request to resubdivide Nine Mile Ranches Subdivision; 38-acres into four single-family lots, Lot R1 5.0-acres, Lot R2 11.87-acres,with existing residence; Lot R3 9.83-acres; Lot R4 9.86-acres. The new residences will be served by well and septic. The property is located east of Highway 149, within the E1/2SE1/4 Section 22, Township 48 North, Range 2 West, N.M.P.M.
LUC 16-00027
- 9:30 a.m.** **Centennial Storage Partners, LLC/Discount Self Storage**, public hearing, request to expand the existing Discount Self Storage commercial storage facility onto an adjacent lot, located west of the existing facility, to provide for a 134-space parking area for the rental storage of boats, rv's, vehicles, trailers, etc., on approximately 2.8-acres; located one mile north of the City of Gunnison, west of Highway 135, legally described as Lot 2, Flying E Ranch Subdivision
LUC-18-00036
- 10:00 a.m.** **Frank Kugel, General Manager, Upper Gunnison River Water Conservancy District**, work session/educational session, discussion of topics of mutual interest on local water issues
- 11:00 a.m.** **Ben Wilson, Project Manager, Colorado West Regulatory Section, U.S. Army Corps of Engineers**, work session/educational session, discussion of topics of mutual interest on local water and wetland issues

Adjourn

GUNNISON COUNTY PLANNING COMMISSION
REGULAR MEETING
October 19, 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:**

Chairperson- Kent Fulton Vice-Chairperson- Jack Diani Commissioner-Molly Mugglestone Commissioner- Vince Rogalski Commissioner-AJ Cattles Alternate Commissioner- Daniel Spivey Alternate Commissioner-Diego Plata	Director of Community and Economic Development-Cathie Pagano 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/Seated:

Absent: None

Recused: Commissioner Cattles recused from the Centennial Storage Partners (LUC-18-00036)

Seated: Commissioner Spivey seated for the Centennial Storage Partners (LUC-18-00036)

With a quorum present Chairperson Fulton opened the October 19, 2018 regular meeting of the Planning Commission.

Moved by Mugglestone seconded by Fulton to approve the Planning Commission meeting minutes of September 17, 2018, as amended, the motion passed unanimously.

Nine Mile Ranches Subdivision- Resubdivision (LUC-18-00028): The Gunnison County Planning Commission and Board of County Commissions (BoCC) conducted a joint public hearing. They reviewed a request to resubdivide Nine Mile Ranches Subdivision; 38-acres into four single-family lots, Lot R1 5.0-acres, Lot R2 11.87-acres,with existing residence; Lot R3 9.83-acres; Lot R4 9.86-acres. The new residences will be served by well and septic. The property is located east of Highway 149, within the E1/2SE1/4 Section 22, Township 48 North, Range 2 West, N.M.P.M.

Present representing Planning Commission; Commissioners Fulton, Cattles, Diani, Mugglestone, Rogalski, Spivey and Plata. Present representing the BoCC: Commissioners Houck and Messner.

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

Present representing the application: Owner representative Rose Foli.

With a quorum present Chairman Fulton opened the public hearing.

Baker confirmed adequate public notice. The applicants submitted proof of posting and certified mailing receipts and the planning office had the notice published in the Crested Butte News and Gunnison Country Times.

Starkebaum said CDOT has issued a driveway access permit, for the main driveway, on Lot R2. It was the existing access that had to be repermited.

Diani asked about the water supply. Starkebaum explained the existing well will supply Lot R2. New wells will supply lots R1, R3 & R4.

The commissioners reviewed the draft recommendation of approval.

Fulton closed the joint public hearing.

Moved by Diani seconded by Rogalski to approve the recommendation of approval, of LUC-18-00028, Nine Mile Ranches Subdivision- resubdivision. The motion passed unanimously.

PROJECT SUMMARY:

Dawn Delany, represented by Rose Foli, is requesting the resubdivision of Nine Mile Ranches Subdivision, to add one lot. The single-family lots would include: Lot R1 5.0-acres, Lot R2 11.87-acres, with existing residence; Lot R3 9.83-acres; Lot R4 9.86-acres. The new residences will be served by well and septic. Access will be from Highway 149. No covenants are proposed for the development.

LOCATION:

The property is located approximately 18 miles southwest of the City of Gunnison, seven miles up Highway 149, south of Highway 50. The property is legally described as being within the E1/2SE1/4 Section 22, Township 48 North, Range 2 West, N.M.P.M.

SURROUNDING LAND USES:

West – across Highway 149; Mesa Valley Subdivision, two lots, with residences, 8.2 and 8.3-acres; 21-acre parcel, with residence.

North – 93-acre tract, agricultural

East –93-acre tract, agricultural; BLM

South – Moncrief Ranches, 176-acres, agricultural

IMPACT CLASSIFICATION: Minor Impact Project, based upon the impact classification found in *Section 6-102: Projects Classified as Minor Impact Projects A. 2-4 Units.*

PLANS/REPORTS/SUBMITTALS:

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

- Minor Impact Land Use Change Application
- Resubdivision Plat – prepared by Del-Mont Consultants, Inc., August 16, 2018

MEETING DATES:

The Planning Commission held meetings on the following dates:

- August 17, 2018 Work Session
- October 19, 2018 Joint Public Hearing

SITE VISIT:

The Planning Commission determined that a site visit was not necessary, as they were familiar with the property.

PUBLIC HEARING:

The Planning Commission and the Board of County Commissioners conducted a joint public hearing on October 19, 2018. At that time, no public was present and no written comments were received.

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

REVIEW AGENCY REFERRAL COMMENTS:

Comments were received from the following agencies:

Sage-Grouse Review: Brooke Vasquez, Wildlife Biologist, NRCS, letter of October 6, 2016, notes:

“..... The parcel is located along Hwy 149 with development to the west and north.

The parcel is not within 0.6 miles of a Gunnison Sage-grouse lek. There are 4 Gunnison Sage-grouse leks within 2.15± miles of the parcel. Two of these leks are active, one has an unknown status, and one is inactive.

The north end of the parcel contains approximately 1 acre of Gunnison Sage- grouse Tier 1 Habitat (score ≥ 15) as mapped using the 2012 Habitat Prioritization Tool (Gunnison Basin Sage-grouse Strategic Committee 2012). The overall habitat score for the parcel ranges from 6 to 26. The value of Gunnison

Sage-grouse habitat on the parcel is reduced because of the proximity of the highway and adjacent development. The mapped Tier 1 Habitat is less likely to be utilized by Gunnison Sage-grouse due to the amount of disturbance from the highway and development.

The parcel abuts vacant land to the east and south that is mapped as Tier 1 Habitat. Due to the proximity of active leks, this vacant land has potential to have Gunnison Sage-grouse use. According the April 2005 Gunnison Sage- grouse Rangeland Conservation Plan, 85.2% of Gunnison Sage-grouse nest within 4 miles of a lek. To help protect this habitat, any ground disturbing activity on the parcel or proposed parcels should be reseeded with an appropriate mix and weeds should be controlled.

Allowing development in an already developed area is more desirable than wide spread development in Gunnison Sage-grouse habitat. The proposed activity on this parcel will have less of an impact on Gunnison Sage-grouse and their habitats because of its location near the highway and existing development.

Based upon this analysis, a review of the data available, and the nature of the proposed activity, I find that the proposed activity will not adversely impact Gunnison Sage-grouse or their habitats beyond that which has already occurred.

Because Gunnison Sage-grouse are in the general area, I recommend that the following requirements/conservation actions be applied as conditions of all Gunnison County permits issued for projects on this parcel to protect Gunnison Sage-grouse and their habitats:

- 1) Due to the proximity of Tier 1 Habitat, a Gunnison County Reclamation Permit will be required for any site disturbing activities on the proposed parcels. That permit should contain specific reclamation conditions. Disturbed areas need to be reseeded with an approved seed mix. CPW and/or NRCS are available to help identify an appropriate seed mix.
- 2) For activities not requiring a Reclamation Permit, disturbed areas should be reseeded with an appropriate seed mix. Colorado Parks and Wildlife (CPW) and/or the Natural Resources Conservation Service (NRCS) are available to help identify an appropriate seed mix.
- 3) Woven wire fencing will not be allowed for perimeter fencing or as interior cross fencing. Perimeter and cross fencing must be built using specifications from the most recent edition of the Colorado Parks and Wildlife (CPW) publication *Fencing with Wildlife in Mind*.
- 4) Property owners must control or attempt to eradicate any noxious weeds that occur on the property. A list of noxious weeds may be found in the Colorado Noxious Weed list: www.colorado.gov/pacific/agconservation/noxious-weed-species. The Gunnison County Weed Management Program should be contacted (970- 641-4393) for additional information and technical assistance.
- 5) Per Section 11-106 G.3.d.1. of the *Gunnison County Land Use Resolution*, dogs and cats must be kept under appropriate control, by means which may include kenneling or other physically secure methods to ensure that negative effects to wildlife from pets do not occur. This includes construction workers' pets.

Colorado Division of Water Resources –Megan Sullivan, P.E., Water Resource Engineer, letter of December 2 and 9, 2016 and February 3, 2017. Excerpts include:

“We have reviewed the above referenced proposal to subdivide a 38 acre tract into three single family lots. Lot 1 will be 9.7 acres and has an existing residence, Lot 2 will be 13 acres and Lot 3 will be 13.3 acres in size. According to the Water Supply Information Summary sheet, under the Estimated Water Requirements section, the use within the subdivision is for three single family dwellings and irrigation of 0.5 acres. It is unclear if the irrigated 0.5 acres is for the entire subdivision to be divided among the three lots, limited to one specific lot, or each lot will have 0.5 acres of

irrigation. Water will be supplied by individual on-lot wells and wastewater treatment will be provided by individual onsite wastewater treatment systems.

The existing residence on proposed Lot 1 is currently served by an existing well, Well Permit No. 224492. According to our records, the well permit was issued on April 3, 2000 and use of groundwater from the well is limited to fire protection, ordinary household purposes inside one single family dwelling, irrigation of not more than 0.9 acres of home lawn and gardens, and the watering of domestic animals. The well was constructed on August 21, 2000 to a depth of 260 feet and a permanent pump was installed on August 25, 2000. According to the pump installation report, a two hour pump test was performed and the reported pump rate was 12 gpm and the static water level was at 32 feet. For subdivisions created after 1972, § 37-92-602(3)(b)(III), C.R.S., requires that the cumulative effect of all wells in a subdivision be considered when evaluating material injury to decreed water rights. The source of the proposed water supply would be from, or tributary to, the Gunnison River. This area of the Gunnison River is over-appropriated; therefore, a court decreed plan for augmentation plan is required to offset depletions caused by the pumping of any wells, including any existing wells, within the subdivision. The applicant has contracted with the Lake San Cristobal Water Activity Enterprise which is managed by the Upper Gunnison Water Conservancy District (District), Hinsdale County and the Town of Lake City, for replacement water to be released from Lake San Cristobal pursuant to the District's Plan for Augmentation decreed in Case No. 03CW108, Water Division No. 4. However, the applicant provided copies of augmentation certificates for Parcels (Lots) 2 and 3 but not one for Lot 1. If the applicant intends to use the existing well, currently permitted under Permit No. 224492, to supply any portion of the subdivision, pursuant to the State Engineer's Policy 2011-1, a new well permit issued pursuant to a decreed plan for augmentation will be required. Please note that the augmentation certificates provided for Parcels 2 and 3 are for 1 Base Unit each. According to the decree in Case No. 03CW108, 1 Base Unit will provide sufficient augmentation water, including transit loss, to augment depletions from in-house use for a single family dwelling utilizing a non-evaporative sewage disposal system. Therefore pursuant to the augmentation certificates, the use of the wells on Lots 2 and 3 would each be limited to household use only in one single family dwelling with no outside uses such as lawn and garden irrigation or domestic animal watering allowed. As the applicant indicated in the provided materials that at least 0.5 acres within the subdivision will be irrigated, presumably on Lot 1, sufficient augmentation water must be purchased to replace depletions from all uses from the well on Lot 1, including any outside uses.

As indicated in previous correspondence, the existing residence on proposed Lot 1 is currently served by an existing well, Well Permit No. 224492. According to our records, the well was constructed on August 21, 2000 to a depth of 260 feet and a permanent pump was installed on August 25, 2000. According to the pump installation report, a two hour pump test was performed and the reported pump rate was 12 gpm and the static water level was at 32 feet. Unfortunately the well test reported on the Pump Installation Report did not provide more information other than a single pump rate and the static water level.

As stated in CRS 30-28-133(3)(d), the subdivider is required to submit "Adequate evidence that a water supply that is sufficient in terms of quality, quantity, and dependability will be available to ensure an adequate supply of water for the type of subdivision proposed." Typically adequate evidence is usually provided in the form of a water resource report, prepared by a professional engineer or water consultant, which addresses the quality, quantity, and dependability issues. However, if the applicant could provide a copy of a more recent well test in which water levels and a pumping rate are measured in intervals over the length of the test, a water resource report may not be necessary.

If a more recent well test confirms the well has a sustained yield similar to the pump rate reported in 2000 and if the additional wells have similar production rates, the water supply should be physically adequate.

The applicant submitted a pump test conducted by Williams Drilling Company on January 18, 2017, for well Permit No. 224292. The report indicates that a two hour pump test was performed and according to the report, the well was drawn down from the static water level of 36 feet to 70 feet while pumping at between thirteen and ten gallons per minute. After pumping stopped, the well recovered to within seven feet of the static water level within 30 minutes. If the proposed additional wells have similar production rates and sufficient storage capacity, the water supply should be physically adequate. Please note the long term adequacy of any ground water source may be subject to fluctuation due to hydrological and climatic trends."

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

Section 9-508: Keeping of Livestock not on an Agricultural Operation.

The applicant proposes to allow livestock on the property.

Section 10-102: Locational Standards for Residential Development.

The request does not meet the primary residential density standard. The proposed subdivision is not located within a municipal three-mile area.

Section 10-103: Residential Density.

The request proposes three single-family lots, Lot R1 5.0-acres; Lot R2 11.87-acres, with existing residence; Lot R3 9.83-acres; Lot R4 9.86-acres. Residential parcels in the immediate neighborhood range from 8.3-acres to 21-acres. Parcel sizes are compatible with existing residential development in the neighborhood and will result in no significant net adverse impacts to the neighborhood.

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

The property contains no floodplain, according to County mapping.

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

The property is not within a geologic hazard area, according to County mapping.

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

The property is in a low - moderate wildfire hazard area, according to County mapping.

Section 11-106: Protection of Wildlife Habitat Areas.

A sage-grouse Habitat Site Specific Analysis Pre-Application conference was held at the subject property. See comments from Brooke Vasquez, Wildlife Biologist, NRCS, letter of October 6, 2016. No comments were received from the Colorado Parks and Wildlife.

Section 11-107: Protection of Water Quality.

No water bodies are located on the property.

Section 11-108: Standards for Development on Ridgelines.

The property is not located on a ridgeline.

Section 11-109: Development that Affects Agricultural Lands.

There are agricultural lands in the immediate area.

Section 11-110: Development of Land beyond Snowplowed Access.

The property is not 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.

The proposed lots would be accessed from an access road from Highway 149. Colorado Department of Transportation has issued Access Permit No. 318083, July 20, 2018, for four residences. No comments were received from the County Public Works Department.

Section 12-104: Public Trails.

There is no public trail existing or proposed.

Section 12-105: Water Supply.

The water supply for Lot R2 will be supplied by the existing well. New wells will supply water to Lots R1, R3, and R4. The applicant has provided contracts from the Upper Gunnison River Water Conservancy District for

augmentation water from the Lake San Cristobal Water Activity Enterprise, for the proposed wells on the lots. Comments from Megan Sullivan, Water Resources Engineer, Colorado Division of Water Resources, note that the subdivision can be legally and physically served by the proposed water supply. The applicant has purchased additional augmentation water for the additional lot, from the Upper Gunnison Water Conservancy District, for augmentation water from the Lake San Cristobal Water Activity Enterprise.

Section 12-106: Sewage Disposal/Wastewater Treatment.

On-site Wastewater Treatment Systems are proposed on each lot to provide for wastewater treatment. Other residences in the neighborhood have existing permitted wastewater treatment systems.

Section 12-107: Fire Protection.

1. The property is within the Gunnison County Fire Protection District. No comments were received from the District.

2.

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

The site plan for the subdivision complies with the standards of this Section.

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

The building envelopes meet the setback requirements.

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

The subdivision plat identifies site-specific building envelopes on each lot. Minimum lot size complies with OWTS regulations. Building sizes are required to comply with the required maximum square footages at time of building permit application.

Section 13-106: Energy and Resource Conservation.

All structures to be constructed within the development will be subject to the standards of this Section at the time of building permit application.

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

Installation of solid fuel-burning devices is subject to the standards of this Section at the time of building permit application.

Section 13-108: Open Space and Recreation Areas

Not applicable. Open space dedication is not required for minor impact projects.

Section 13-109: Signs.

There are no signs proposed as part of the submitted application.

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

A minimum of two parking spaces is required for each single-family residence.

Section 13-111: Landscaping and Buffering.

Landscaping is not required for minor impact projects.

Section 13-112: Snow storage.

Adequate area is available for snow storage on each lot.

Section 13-113: Fencing

All new fencing shall comply with this Section.

Section 13-114: Exterior Lighting.

All new structures are required to comply with this section.

Section 13-115: Reclamation and Noxious Weed Control.

A reclamation permit is required for driveway construction, home site clearing and berm construction.

Section 13-116: Grading and Erosion Control.

Grading activities are required to secure a Reclamation Permit from the Public Works Department, pursuant to Section 13-115: *Reclamation and Noxious Weed Control*.

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

Construction activities are required to secure a Reclamation Permit from the Public Works Department.

Section 13-118: Water Impoundments.

Not applicable, this project does not propose a water impoundment.

Section 13-119: Standards to Ensure Compatible Uses.

The development is compatible with the existing residential and agricultural neighborhood.

Section 15-103: Right-to-Ranch Policy.

This Section is applicable to all land use change permits.

FINDINGS:

The Commission finds that:

4. The Planning Commission has classified the application as a Minor Impact Project, based upon the impact classification found in *Section 6-102: Projects Classified as Minor Impact Projects A. 2-4 Units*.
5. The land use change complies with all applicable requirements of the *Gunnison County Land Use Resolution* and *Section 6-10: Standards of Approval for Minor Impact Projects*.
6. The Commission finds that the addition of one lot to the approved subdivision is compatible with existing development in the neighborhood and will result in no significant net adverse impacts to the neighborhood.
7. 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.

RECOMMENDATION:

The Gunnison County Planning Commission, having considered the submitted plans, exhibits, and public testimony, has reached the above Findings and recommends to the Board of County Commissioners that LUC No. 2018-00028 Nine Mile Ranches Subdivision Resubdivision, be approved with the following conditions:

1. This permit is limited to activities described within the "Project Summary" 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. The applicant shall comply with the following conditions for the protection of Gunnison Sage-grouse and Sage-grouse habitat:
 - 1) Due to the proximity of Tier 1 Habitat, a Gunnison County Reclamation Permit will be required for any site disturbing activities on the proposed parcels. That permit should contain specific reclamation conditions. Disturbed areas need to be reseeded with an approved seed mix. CPW and/or NRCS are available to help identify an appropriate seed mix.
 - 2) For activities not requiring a Reclamation Permit, disturbed areas should be reseeded with an appropriate seed mix. Colorado Parks and Wildlife (CPW) and/or the Natural Resources Conservation Service (NRCS) are available to help identify an appropriate seed mix.
 - 3) Woven wire fencing will not be allowed for perimeter fencing or as interior cross fencing. Perimeter and cross fencing must be built using specifications from the most recent edition of the Colorado Parks and Wildlife (CPW) publication *Fencing with Wildlife in Mind*.

- 4) Property owners must control or attempt to eradicate any noxious weeds that occur on the property. A list of noxious weeds may be found in the Colorado Noxious Weed list: www.colorado.gov/pacific/agconservation/noxious-weed-species. The Gunnison County Weed Management Program should be contacted (970- 641-4393) for additional information and technical assistance.
- 5) Per Section 11-106 G.3.d.1. of the *Gunnison County Land Use Resolution*, dogs and cats must be kept under appropriate control, by means which may include kenneling or other physically secure methods to ensure that negative effects to wildlife from pets do not occur. This includes construction workers' pets.
 3. A mylar subdivision plat, in compliance with Section 6-105, *Gunnison County Land Use Resolution*, shall be provided to the Community Development Department, for signature by the Board of County Commissioners. Approval shall not be effective until and unless the plat is recorded with the Office of the Gunnison County Clerk and Recorder.
 4. The approval shall be memorialized by Board Resolution. Approval shall not be effective until the Resolution is recorded with the Office of the Gunnison County Clerk and Recorder.
 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.
 7. Approval of this use 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.

Centennial Storage Partners, LLC/ Discount Self Storage (LUC-18-00036); The Gunnison County Planning Commission conducted a public hearing. They reviewed a request to expand the existing Discount Self Storage commercial storage facility onto an adjacent lot, located west of the existing facility, to provide for a 134-space parking area for the rental storage of boats, rv's, vehicles, trailers, etc., on approximately 2.8-acres; located one mile north of the City of Gunnison, west of Highway 135, legally described as Lot 2, Flying E Ranch Subdivision.

Commissioner Cattles has been recused from the review of this application.

Chairman Fulton seated Commissioner Spivey.

Present representing Planning Commission; Commissioners Fulton, Diani, Mugglestone, Rogalski, Spivey and Plata.

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

Present representing the application: Owner Ken Snyder on the phone, and attorney Michael O'Loughlin.

With a quorum present Chairman Fulton opened the public hearing.

Baker confirmed adequate public notice. The applicants submitted proof of posting and certified mailing receipts and the planning office had the notice published in the Crested Butte News and Gunnison Country Times.

O'Loughlin presented the options for the colors of the slats, in the fencing; Fulton suggested not using the light blue color.

Snyder said they had addressed all the issues brought up at the last meeting.

Starkebaum noted items received since the prior meeting.

The planning commission addressed the City of Gunnison comment. The commissioners requested clarification, from the City, in reference to their comments on the proposed screening and landscaping. Snyder pointed out they are drawing attention to the front of the property, with the landscaping etc., in the front. O'Loughlin noted they were not able to respond to City of Gunnison, because they had no notice, from the City that they were meeting on the project.

The commissioners discussed the proposed fencing:

- Fulton was concerned with the City wanting landscaping at the back of the property. Fulton wants the City to tell us where they want extra landscaping.
- Rogalski said there would be very little visibility from the north or the south.
- Spivey agreed the window of visibility, from the south, is very short.
- Plata wanted clarification on the City's reference to the house: Fulton assumed it is the existing house, and O'Loughlin stated the house is not changing, and not part of the application.
- Diani said he would much rather see the storage of vehicles at the back of the property and fenced.
- Spivey asked if they were going to move all the surface parking to the new fenced area. Snyder said every vehicle on the south end, but they may leave a few in the north and west ends. They may want to move them all as people move out.
- Mugglestone asked if the large bus had been moved: Fulton said it had been. Snyder said he has a photo which shows they have all been moved.

Starkebaum asked if is there a benefit to move all vehicles on the eastern lot, and in the future all the vehicles be located on the western lot. Rogalski said the two feet of extra vehicle visibility is not of great concern.

Diani asked if the 30 ft. spaces in the center and the 50 ft. spaces on the sides, could they be flipped.

Fulton was concerned with the accidental discharge of hazardous materials, and who would be responsible for cleaning it up. Starkebaum explained it is ultimately the property owner's responsibility. Starkebaum will contact the fire district, concerning hazardous waste.

Plata and Mugglestone asked if the current layout of the parking spaces could be turned around, so the fence along the side would not be so long. Snyder said there is not a good alternative configuration, this configuration gives all the vehicles a 90 degree turn.

Fulton noted the applicant will meet with the City, concerning their comments involving the proposed screening and landscaping. The staff will speak to the Fire District about possible hazmat issues.

Snyder agreed to work towards eliminating the parking; as the vehicles are moved out, there will be no replacements. The Commissioners agreed to extend the time Snyder has to move all the vehicles.

Fulton noted the Locational Standards, Section 10-104 b & c, of the land use resolution, will be reviewed at the next meeting.

Fulton continued the public hearing to November 16, 2018 at 9:00 A.M.

Frank Kugel, General Manager, Upper Gunnison River Water Conservancy District, work session/educational session, discussion of topics of mutual interest on local water issues.

With a quorum present Fulton opened the work session.

There were no minutes taken.

Ben Wilson, Project Manager, Colorado West Regulatory Section, U.S. Army Corps of Engineers, work session/educational session, discussion of topics of mutual interest on local water and wetland issues.

With a quorum present Fulton opened the work session.

There were no minutes taken.

Fulton adjourned the meeting at 12:20 P.M.

/S/ Beth Baker
Community and Economic Development Department
Gunnison County Community Development Department