

GUNNISON COUNTY PLANNING COMMISSION
PRELIMINARY AGENDA: Friday, November 16, 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.** **Centennial Storage Partners, LLC/Discount Self Storage**, continued public hearing, request for expansion of 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 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.** **Joint BOCC/PC work session**, discussion of topics of mutual interest
- 11:00 a.m.** **Adagio Properties, Clark Atkinson**, work session, request for subdivision of .4-acres from Block 6, Crested Butte South, F#2 **LUC 18-00040**
- Lunch**
- 1:00 p.m.** **Lot M-1, Buckhorn Ranch**, work session, multi-family unit allocation on Lots M1 1-15
- 2:00 p.m.** **Michael Yerman – CD Director, Town of Crested Butte**, work session, updates from Town of Crested Butte
- 3:00 p.m.** **Rocky Mountain Biological Laboratory**, continued public hearing, request for winter use to host groups of up to 50 students for structured education programs or to conduct research, and would include one snowmobile trip per week to bring supplies to Gothic, and replacement of an existing cabin for future winter housing; 8000 CR 317 (Gothic Road), 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 LA 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. **LUC-17-00026**

Adjourn

GUNNISON COUNTY PLANNING COMMISSION
REGULAR MEETING
November 16, 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 Commissioner-Daniel Spivey BoCC- Jonathan Houck BoCC-John Messner BoCC-Phil Chamberland	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: Commissioner Plata

Recused: Commissioner Cattles from the Centennial Storage agenda item

Seated: Commissioner Spivey

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

Moved by Rogalski seconded by Fulton to approve the Planning Commission meeting minutes of November 2, 2018, as amended, the motion passed unanimously.

Centennial Storage Partners, LLC/Discount Self Storage (LUC-18-00036): The Gunnison County Planning Commission, conducted a continued public hearing. They reviewed the request for expansion of 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 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 Cattle is recused from the review of this application.

With a quorum present, Chairman Fulton opened the continued public hearing.

Chairperson Fulton seated Commissioner Spivey.

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

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.

Starkebaum said the Gunnison Fire District had submitted comments and the City of Gunnison submitted additional comments, clarifying their issues.

No questions or comments from the Planning Commission.

The commissioners agreed to allow Snyder to move the vehicles now located on the south end to the new area, before it is complete. This will be completed by December 31, 2018, weather permitting. The vehicles

on the north side will be moved by May 2019. Starkebaum added the Development Improvements Agreement should be executed before the vehicles are moved.

The commissioners directed staff to prepare a draft decision of approval.

Fulton continued the public hearing to December 7, 2018, at 9:00 A.M.

Joint BoCC / PC Work Session: The Gunnison County Board of County Commissioners and Planning Commissioners conducted a work session. They discussed topics of mutual interest.

With a quorum present, Chairperson Fulton opened the work session.

Chairperson Fulton seated Commissioner Spivey for the work session.

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

Present representing the Board of County Commissioners: BoCC Commissioners Jonathan Houck, John Messner and Phil Chamberland.

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

The commissioners discussed:

- Applications coming before the Planning Commission that don't comply with the City's Three Mile Plan, and applying the County's alternative locational standards.
- What the County should look like as one enters the community.
- The transition areas between the municipalities and the County boundaries
- Special Geographic Areas outside the City boundaries
- Using the STOR committee for referral comments, concerning trails and connectivity in a subdivision
- ADUs, tiny homes, work force housing, and incentives for work force housing

They will meet again, after the BoCC completes their strategic planning.

Adagio Properties, Clark Atkinson (LUC-18-00040): The Gunnison County Planning Commission conducted a work session. They discussed the request for subdivision of .4-acres from Block 6, Crested Butte South, F#2

With a quorum present, Chairperson Fulton opened the work session.

Chairperson Fulton seated Commissioner Spivey.

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

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

Present representing the application: application representative Clark Atkinson.

Atkinson explained they are applying to subdivide .4 acres from Lot 6, Crested Butte South, Filing no. 2. The lot would be used for a dental office, with residential quarters on the second floor. The access would be a private driveway, from Gillaspey Ave., to the facility.

Starkebaum noted this application is specifically for the .4 acre subdivision. It is a minor impact, with no park or open space requirements. They are on central water and sewer and the district has confirmed this property can be served. County Public Works accepts the Gillaspey Ave. access.

Pagano noted the Crested Butte South Master Plan is in process, it should alleviate the bigger vision concerns.

Crested Butte South Property Owner's Association Manager Dom Eymere was present to discuss the application. Fulton noted a POA approval has been requested. Starkebaum clarified this request is specifically for the subdivision of this lot. The uses of the lot would have to be approved by the POA.

Staff will work with Atkinson and the POA to flush out the issues, before there is another work session conducted.

Lot M-1, Buckhorn Ranch (LUC-18-00044): The Gunnison County Planning Commission conducted a work session. They discussed the request for an amended multi-family unit allocation on Lots M1 1-15.

With a quorum present, Chairperson Fulton opened the work session.

Chairperson Fulton seated Commissioner Spivey for the work session.

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

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

Present representing the application: AFC Development representative Martin Spencer, realtor Cathy Benson and realtor Channing Boucher.

Spencer explained AFC Development purchased the 15 lots. The lots had been historically designed for 72 units on specific lots. They are asking to reallocate the number and types of units on the lots, it would not exceed 72 units.

Starkebaum noted he has researched the Buckhorn Ranch County land use change approvals since the 1990s. He has circulated a memo explaining the approval for lot M-1. Staff suggests the best way to clarify, reconcile and memorialize the unit allocations and building types on the lot is with a BoCC resolution.

The Planning Commission recommends to the BoCC the Declaration of Covenants, Conditions and Restrictions for Lots M1-1 through M1-15, Buckhorn Ranch Filing No. 2B, dated October 31, 2018 be adopted and the change in allocation of multi-family units and building types on Lots M1 through M1-15, Buckhorn Ranch F32 be memorialized in a Board Resolution. With conditions: No land use change permit is required for development on Lots M1-through M1-15, Buckhorn Ranch Filing No. 2B, October 31, 2018. The minimum building configuration of units is a duplex.

Moved by Rogalski seconded by Diani to recommend approval of LUC-18-00044, Buckhorn Ranch allocation of units on M1-1 through M1-15 to the BoCC, as amended. The motion passed unanimously.

Michael Yerman- CD Director, Town of Crested Butte: The Gunnison County Planning Commission conducted a work session. They discussed updates from the Town of Crested Butte.

With a quorum present Chairperson Fulton opened the work session.

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

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

Present representing the Town of Crested Butte: Community Development Director Michael Yerman, and Town Planner Bob Nevins.

They discussed Town of Crested Butte's:

- Current active projects
- Recently completed projects
- Five year affordable housing plan, 2019-2024
- Five year goals
- 2019 goals/priorities

Rocky Mountain Biological Laboratory (RMBL)(LUC 17-00026): The Gunnison County Planning Commission conducted a continued public hearing. They reviewed the request for winter use to host groups of students for structured education programs or to conduct research, and would include one snowmobile trip per week to bring supplies to Gothic, and replacement of an existing cabin for future winter housing; 8000 CR 317 (Gothic Road), 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 LA 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.

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

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

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

Present representing the application: Director of RMBL Ian Billick.

The commissioners reviewed the draft decision of approval.

Fulton closed the public hearing.

Moved by Rogalski seconded by Diani to approve RMBL winter uses application # LUC-17-00026, as amended. The motion passed unanimously.

PROJECT DESCRIPTION: The decision within this document is for the winter use portion of this application only.

Gothic fall/winter: Continue to provide up to 25 individuals access to Nordic huts, this would not include RMBL winter residents and staff. Seeking permission to host groups of up to 50 for structured education programs or to conduct research. After the road to Gothic closes from snow all access would be non-motorized. One motorized trip per week would bring in supplies to Gothic. Funding has been secured for a new cabin, replacing an old cabin, that would used for housing/winter nordic cabin in the future.

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

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.

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 Application Response (Ian Billick, July 29, 2017, clarifying the proposal for winter use)
- 2009 Travel & Safety Plan
- Updated Winter Travel Management Plan (Hal Hartman, dated Dec. 2017)
- Hal Hartman Resume
- Winter Safety Travel Plan (Ian Billick, April 23, 2018)
- Board of County Commissioners Gothic Road Resolution No. 18-32

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:

In an email on October 2, 2018 Crested Butte Fire Chief Ric Ems stated, "I am also a Team Leader and on the Board of Crested Butte Search & Rescue I have a comment about the "avalanche hazards associated with going in and out of Gothic". The application states "we had safety experts develop a winter travel plan". I would suggest they present that plan to all fire responder agencies for review and comment in an effort to minimize risk to all first responders."

Gunnison County Public Works Department:

In an email on October 11, 2018 Public Works Director Marlene Crosby stated, "I think my comments were addressed in the BOCC decision about plowing, permits etc. My biggest concern is that they don't have any additional impact on the limited parking at the trailhead."

Gunnison County Emergency Management Department:

Scott Morrill, Director of Gunnison County Emergency Services commented by email on October 30, 2017, "Beyond the avalanche question, the primary issue I see is some type of emergency which might require the treatment and/or movement of a large number of people from Gothic to Mt. Crested Butte in winter conditions."

Town of Mt Crested Butte:

In a letter dated October 9, 2018 Mt. Crested Butte Community Development Director, Carlos Velado stated, "There will be an impact to the Snodgrass Winter Trailhead parking area which the Town maintains in the winter. With our primary focus being on the trailhead parking the Town has the following comments:

1. It is imperative that the parking area be maintained during the winter. This is a very popular trailhead and the Town manages the parking area for snow in order to keep parking out of the right-of-way and to keep the driving and turnaround route open for Mountain Express's Snodgrass bus route.
2. The Town has no issue with RMBL and its guest using the parking area for day use parking.
3. The Town is willing to work with RMBL on an overnight parking plan.
4. The Town requests that the maximum number of consecutive days used for overnight parking be limited to no more than seven (7) consecutive days unless prior arrangements are made with the Town's Maintenance Department.
5. The Town recommends no more than 10 designated overnight parking spots in the Snodgrass Trailhead parking area. The spots will be signed and located in the Northwest corner of the parking area.

The Town of Mt. Crested Butte has a good relationship with the Rocky Mountain Biological Laboratory and we have already had preliminary conversations on the application and parking at the Snodgrass Trailhead. The Town is confident that a plan that is mutually beneficial to both parties can be agreed upon."

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: Gothic site for winter use, "The current building for [the proposed] events is reasonable for holding these types of events."

MEETINGS WITH PLANNING COMMISSION:

October 20, 2017 – site visit

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

September 4, 2018 BOCC approves Gothic Road Resolution 18-32

November 2, 2018- public hearing for winter use only

November 16, 2018 – continued public hearing for winter 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 permission to host groups of up to 50 for structured education programs or to conduct research 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 winter use 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 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: No Winter camping is proposed.

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.*

This proposal meets the primary location standard because of the existing infrastructure on site and current use of the facilities as well as aligning with the applicants overall mission.

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.

Updated Winter Travel Management Plan (Hal Hartman, dated Dec. 2017) will be in use for the mitigation of avalanche prone areas.

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

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

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.*

The proposed project is not affecting water quality.

Section 11-109: *Development That Affects Agricultural Lands.*

Not applicable. Adjacent lands are non-agricultural lands.

Section 12-103: *Road System.*

RMBL will continue to work with the town of Mt. Crested Butte regarding the winter parking plan at the Snodgrass trailhead. The applicant will also work with Gunnison County Public Works regarding the winter use of road and the conditions set forth in the Gothic Road Resolution 2018-32.

Section 12-104: *Public Trails.*

No public trails are proposed.

Section 12-105: *Water Supply.*

Gothic: There are no changes associated with this application.

Section 12-106: *Sewage Disposal/Wastewater Treatment.*

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

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 an emailed dated October 2, 2018, please see statement under Referral Comments.

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.*

RMBL will continue to work with the town of Mt. Crested Butte regarding the winter parking plan at the Snodgrass trailhead. The applicant will also work with Gunnison County Public Works regarding the winter use of road and the conditions set forth in the Gothic Road Resolution 2018-32.

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, CBFPPD, via email on October 2, 2018 provided comments on the requested proposal.
3. Marlene Crosby, Gunnison County Public Works Director, via email October 11, 2018, provided comments on the requested proposal
4. Carlos Velado, Community Development Director of the Town of Mt. Crested Butte provided a letter from the town on the winter use parking plan on October 9, 2018.
5. Gunnison County Board of County Commissioners approved the Gothic Road Resolution 2018-32 on September 4, 2018.
6. External travel impacts due to the new events proposed will require transportation and parking organization and management.
7. Planning by the applicant (RMBL) will allow supplies that will be needed for extended group stays to be stored in the fall while the road is still open to vehicular traffic.
8. Winter use is when the road is closed due to winter conditions as determined by Gunnison County.
9. 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.*

10. 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, limited to 75 overnight users, 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. Gothic Road resolution 2018-32 was recorded September 4, 2018 and Rocky Mountain Biological Laboratory (RMBL) shall comply with the conditions laid out within this document.
3. No more than 75 total combined overnight users including but not limited to nordic, research, educational program participants, and RMBL staff.
4. The applicant shall continue to work with Mt. Crested Butte and Gunnison County for future parking arrangements at Snodgrass trailhead.
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.

Fulton adjourned the meeting at 3: 25 P.M.

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