

GUNNISON COUNTY PLANNING COMMISSION
PRELIMINARY AGENDA: Friday, January 18, 2019

- 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.** **Land Use Resolution Amendments, Staff,** work session, proposed amendments to the Land Use Resolution
- 9:05 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**
- 9:30 a.m.** **Postponed — Irwin Backcountry Guides, LLC, represented by David Leinsdorf,** work session, request to expand the use of the existing Irwin Backcountry Guides' Movie Cabin and Cat Barn for lunch and/ or dinner service as part of summer guided outfitting in the Irwin area. Additionally, IBG proposes to offer lunch and dinner events for Eleven and Irwin Guides guests, and to partner with other organizations and non-profits for lunch and/ or dinner events, from May through October. From June through September, IBG proposes to use the Movie Cabin and Cat Barn for an average of ten guests per day. This regular use will be in connection with its guiding activities and will be between the hours of 9:00 a.m. and 11:00 p.m. Lunch and/ or dinner events for up to 24 people, and wedding ceremonies (no receptions) for up to 24 people, concluding at or before 10:00 p.m.
LUC-18-00049

Adjourn

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

- Public access
- Projects
- Application #
- **LUC-18- 00040**
- **LUC-18-00049**
- Attachments

**GUNNISON COUNTY PLANNING COMMISSION
REGULAR MEETING
January 18, 2019**

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- A. J. Cattles Commissioner- Vince Rogalski Alternate Commissioner-Diego Plata	Director of Community and Economic Development-Cathie Pagano Assistant Director of Community Development- Neal Starkebaum Planner – Rachel Sabatto Manager of Administrative Services- Beth Baker Others present as listed in text
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Recused/Absent/Seated:

Absent: Commissioners Mugglestone and Spivey

Recused: Commissioner

Seated: Commissioner Plata

With a quorum present Chairperson Fulton opened the January 18, 2019 regular meeting of the Planning Commission.

Moved by Rogalski seconded by Cattles to approve the Planning Commission meeting minutes of January 4, 2019, as amended, the motion passed unanimously.

Land Use Resolution Amendments (LUR): The Gunnison County Planning Commission conducted a work session, to review the proposed amendments to the LUR.

With a quorum present Chairperson Fulton opened the work session. Fulton seated Commissioner Plata.

Present representing Planning Commission: Commissioners Fulton, Diani, Rogalski, Cattles, and Plata.
 Present representing staff: Assistant Director of Community and Economic Development Neal Starkebaum, and Manager of Administrative Services Beth Baker.

Moved by Rogalski seconded by Diani to approve recommendation of the LUR amendments which included amendments to Sections 4-102, 8-103, 9-202 & 5-102. The motion passed unanimously.

SECTION 4-102: PROJECTS CLASSIFIED AS ADMINISTRATIVE REVIEW PROJECTS THAT DO NOT REQUIRE LAND USE CHANGE PERMITS

The following Administrative Review Projects require a Building Permit, an On-Site Wastewater Treatment System Permit, an Access Permit, Reclamation Permit, or other County permit, but shall not require an additional Land Use Change Permit; such Projects shall comply with all the other requirements of this *Resolution*:

- A. EXEMPT PRIMARY RESIDENCE SMALLER THAN 10,000 SQ. FT.** A primary residence smaller than 10,000 sq. ft. that is exempted by Section 1-106: *Partially Exempted Land Use Changes*. The residence may include an attached garage, which shall be calculated in the total square footage allowed for the residence.
- B. SECONDARY STRUCTURES AND USES.** The following secondary structures and uses, pursuant to Section 9-101: C: *Secondary Structures and Uses That Do Not Require a Land Use Change Permit*:

1. **BARNs AND OTHER AGRICULTURAL BUILDINGS ON AN AGRICULTURAL OPERATION.** A barn or other agricultural building used in conjunction with an agricultural operation.
 2. **FENCES.** Fences, which shall comply with Section 13-113: *Fencing*.
 3. **GARDENS AND GREENHOUSES.** Private non-commercial gardens and greenhouses.
 4. **ONE 120 200 SQ. FT. STORAGE SHED.** One storage shed 120 200 sq. ft. or smaller, is permitted, without obtaining a building permit, when a single-family residence has been established on the property. County setbacks must be met, unless protective covenants allow for a less restrictive setback.
 5. **BARNs IN APPROVED SUBDIVISIONS.** Barns located in approved subdivisions in which there are adopted protective covenants that allow barns and that have been approved by Gunnison County.
 6. **GARDENS AND GREENHOUSES THAT ARE HOME OCCUPATIONS.** Gardens and greenhouses that are home occupations created and operated pursuant to Section 9-102: *Home Occupations*.
 7. **POOLS AND RECREATION FACILITIES.** Private swimming pools and private recreation facilities associated with a primary residence, and not part of a private club or membership group.
 8. **INTEGRATED SECONDARY RESIDENCE SMALLER THAN 1,200 SQ. FT. ON ANY LEGAL LOT.** An integrated secondary residence smaller than 1,200 sq. ft. in a primary residence on any legal lot that meets the standards pursuant to Section 9- 101: F: *Standards for Integrated Secondary Residence*.
 9. **ONE HOME OCCUPATION.** One home occupation, pursuant to Section 9-102: *Home Occupations*.
- C. **CAMPING.** Camping in a recreational vehicle or other camping shelter on an individual parcel pursuant to Section 9-509: C: *No Land Use Change Permit Required For Camping in a Recreational Vehicle or other Camping Shelter on an Individual Parcel*.
- D. **SPECIAL EVENTS.** A special event, pursuant to Section 9-501: *Special Events*.

SECTION 5-102: PROJECTS CLASSIFIED AS ADMINISTRATIVE REVIEW PROJECTS THAT REQUIRE LAND USE CHANGE PERMITS

The following types of Projects are classified as Administrative Review Projects that require Land Use Change Permits:

- A. **PRIMARY RESIDENCE 10,000 SQ. FT. OR LESS, IN EXISTING PLATTED SUBDIVISION.** A primary residence smaller than 10,000 sq. ft., located within an existing platted subdivision. The residence may include an attached garage, which shall be calculated in the total square footage allowed for the residence.
- B. **AGGREGATE RESIDENTIAL SQUARE FOOTAGE LESS THAN 12,500 SQ. FT.** On one parcel, the aggregate square footage of structures less than 12,500 sq. ft., (excluding from the calculation horse/hay sheds less than 500 sq. ft., one 120 200 sq. ft. storage shed, and a private greenhouse), that may include:
 1. **RESIDENTIAL LIVING AREA AND ATTACHED GARAGES 10,000 SQ. FT. OR LESS.** 10,000 or less sq. ft. of residential living area (one single-family residence, or any combination of a primary single-family residence, an integrated secondary residence, and/or a detached secondary residence allowed by Section 9-101: *Uses Secondary to a Primary Residence*) and a garage attached to a residence.
- C. **SECONDARY STRUCTURES AND USES.** The following secondary structures and uses, pursuant to Section 9-101: D: *Secondary Structures and Uses That Require a Land Use Change Permit*:
 1. **SECONDARY STRUCTURE INTENDED ONLY FOR SLEEPING AND HAS NO KITCHEN.** A secondary structure without a kitchen that is to be used only for sleeping facilities. It shall comply with the requirements of the *Gunnison County On-Site Wastewater Treatment System Regulations*.
 2. **MORE THAN ONE HOME OCCUPATION.** More than one home occupation, pursuant to Section 9-102: *Home Occupations*.
- D. **MOBILE HOME NOT IN A MOBILE HOME COMMUNITY.** A mobile home proposed to be located on an individual parcel of land not in a mobile home community, but adjacent to a subdivision whose protective

covenants do not address, or expressly prohibit mobile homes within the subdivision, pursuant to Section 9-201: *Individual Manufactured and Mobile Homes*.

- E. BOUNDARY LINE ADJUSTMENT.** An application to adjust the lot line between adjacent parcels or lots in platted approved subdivisions when the adjustment is in compliance with Section 5-103: *Standards for Approval of Administrative Review Projects*.
- F. LOT CLUSTERS.** An application to eliminate the lot lines separating adjacent lots that are commonly owned.
- G. CORRECTION PLAT.** An application to correct a technical error in a subdivision plat that has been approved and recorded.

SECTION 8-103: APPEALS

- A. ACTIONS THAT MAY BE APPEALED TO THE BOARD.** The following actions may be appealed to the Board:
 - 1. CLASSIFICATION OF IMPACT.** Community Development Department classification of impact pursuant to Section 3-111: *Classification of Impact*.
 - 2. ADMINISTRATIVE REVIEW.** Community Development Director actions on an Administrative Review application, pursuant to Section 5-102: *Administrative Review Projects That Require a Land Use Change Permit*.
 - 3. PLANNING COMMISSION DECISION ON MINOR IMPACT PROJECT.** Planning Commission actions on a Minor Impact application pursuant to Article 6: *Minor Impact Projects*.
 - 4. INTERPRETATION.** Community Development Director interpretations of this *Resolution*, pursuant to Section 1-114: *Interpretations*.
 - 5. TECHNICAL MODIFICATION.** Decision-making body's action on a Technical Modification, pursuant to Section 8-101: *Technical Modifications*.
- B. STANDING TO APPEAL.** The following persons shall have standing to submit an appeal:
 - 1. APPLICANT.** The applicant or the owner of the subject property affected by a decision.
 - 2. MEMBER OF THE PUBLIC.** Any member of the public.
 - 3. PERSON WHO HAS REQUESTED AN INTERPRETATION.** A person who has requested an interpretation of this *Resolution* pursuant to Section 1-114 *Interpretations*.
 - 4. PERSON WHO HAS APPEALED AN IMPACT CLASSIFICATION.** A person who requests consideration of an impact classification determined pursuant to Section 3-111: *Classification of Impact*.
- C. PROCESS.** The process for submittal and review of an appeal is as follows:
 - 1. WRITTEN APPEAL.** An appeal may be submitted to the Community Development Director no more than 15 days after the date on which the decision-making body issues its final decision on the application, not including the day on which the decision was made. The appeal shall be submitted in writing, stating the basis of the appeal and the relief that is requested. The appeal shall become part of the record.
 - a. FEE FOR APPEAL SUBMITTAL.** In order to compensate the County for the cost of reviewing and processing the petition, the appellant(s) shall bear the full cost of preparation of the record of the initial decision-making body. The appellant(s) shall pay a required appeal fee, as shown in a schedule of fees that is adopted and amended from time to time by the Board. The fee schedule shall be calculated to make the amount of the fee generally equivalent to the expense reasonably to be incurred by the County in reviewing and processing the appeal. The appeal fee shall be adjusted when the record is complete and at a minimum shall include costs of **record transcription**, document reproduction, and provision of notice(s) required for the public meeting and, if conducted, the public hearing.
 - b. COUNTY SHALL PREPARE RECORD.** Upon receipt of payment of the appeal fee, the County shall prepare the record of the initial decision-making body.

1. THE RECORD. The record shall consist of all documents provided to or prepared by the County as part of its review and decision-making process, including the application and submittals, site plans, maps, referral agency comments, written and oral public comments, minutes, the decision documents, and audio recordings of the meeting/hearing, except for any documents or information protected by privileged communication.

2. TRANSCRIPT. If a written transcript of the initial decision-making body audio recordings is requested by the Board, the cost of the transcript shall be borne by the Board.

SECTION 9-202 Mobile Home Communities

Liquid propane tanks shall be stored in accordance with the requirements of the applicable fire protection district. When the district's standards conflict with County standards, the County shall only enforce the County standards.

8. ACCESSORY INDIVIDUAL STORAGE SHEDS. An accessory storage shed may be constructed or erected in the rear yard, and may be required as a condition of a Land Use Change Permit for a mobile home community. It shall be no larger than ~~420~~ 200 sq. ft., no closer than five feet from any adjoining property line, and are located pursuant to the requirements of the applicable fire protection district. When the district's standards conflict with County standards, the County shall only enforce the County standards. Individual storage buildings shall be designed to enhance the appearance of the mobile home and shall be constructed from durable materials.

9. MAINTENANCE OF INDIVIDUAL SPACES. Mobile home community residents shall be responsible for keeping their individual spaces free from debris and refuse, and shall keep landscaping trimmed, mowed and in a thriving condition.

10. ALL MOBILE HOMES SHALL BE SKIRTED WITH A RIGID MATERIAL. Such skirting must be in place within 60 days after the mobile home is set on the mobile home space. Skirting shall be provided with doors to permit convenient access to sewer, water and gas connections. Skirting material shall be weatherproof, fire-resistant and durable.

E. TAXING INFORMATION. The Gunnison County Assessor's Office annually will contact the community owner to request the following information; it is the responsibility of the community owner or operator to maintain this information and provide it to the Assessor's Office:

1. NAME OF HOME OWNER. The name and address of the owner of each mobile home within the mobile home community.

2. DATA ABOUT EACH HOME. The make, model, size and year of each mobile home.

Adagio Properties (LUC 18-0040): The Gunnison County Planning Commission conducted a work session to review the request for subdivision of .4-acres from Block 6, Crested Butte South, Filing #2.

With a quorum present Chairperson Fulton opened the work session. Fulton seated Commissioner Plata.

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

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

Present representing application: Representative Clark Atkinson.

Atkinson noted they have spoken to the CB South POA board. The board has granted a variance to the subdivided lot size, and the POA was in favor of the overall plan for all of block six. Block six will contain both residential and commercial uses. The proposed building will be commercial on the first floor and residential on the second floor. They are looking towards form based code, which would be adaptable over time, creating flexibility for responding to demand.

Cattles asked why we are not looking at the entirety of the Pioneer Plaza lots; Atkinson said it is very difficult to determine what the demand will be in the future. Flexibility is needed to respond to demand. Fulton

recommended the applicant speak with the Community Development Department when developing the rest of the property.

A joint public hearing has been scheduled for February 1, 2019. The commissioners directed staff to prepare a draft recommendation of approval.

Fulton adjourned the regular meeting of the Planning Commission at 9:45 A.M.

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