GUNNISON COUNTY PLANNING COMMISSION
PRELIMINARY AGENDA: Friday, June 22, 2012
DRAFT MINUTES

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. **Hal Hearne, Vista Business Park**, work session/no action, Sketch Plan request to subdivide a vacant 28.07-acre parcel into 12 lots, ranging in size from 1.25-2.15 acres, for industrial and commercial use with an allowance for residential use in association with an industrial or commercial operation, located approximately 4 miles east of the City of Gunnison, south of Highway 50, in the NW1/4SW1/4 and SW1/4NW1/4, Section 3, Township 49 North, Range 1 East, N.M.P.M., also known as 43950 E Hwy 50

11:00 a.m. **Bear Ranch, represented by Tom Newland**, public hearing/no action, request for the construction of a 22,712 square foot single-family residence, in excess of the maximum thresholds identified in *Section 13-105: Residential Building Sizes and Lot Coverages*, located northeast of County Road 12 (Kebler Pass) and west of County Road 2. The parcel is legally described as Parcel 5, Bear Ranch Amended Parcels. **The applicant has indicated that they intend to amend the application and the public hearing will be continued to a later date.**

11:10 a.m. **Kevin and Cari Freeman, Crested Butte Campground and RV**, work session/no action, request for an 18-site campground/recreational vehicle park, located on Lots 24 and 25, Riverland Industrial Park, F#2, south of the Town of Crested Butte, west of Highway 135

Lunch

1:00 p.m. **Ragged Mountain Fire District**, public hearing/work session/possible action, request for 6,750 square foot building for fire equipment and storage, and for a staging area for the fire district, located in northwest Gunnison County, within the NW1/4 SE1/4, Section 11, Township 13 South, Range 90 West, 6th p.m.

1:45 p.m. **Leave for Vista Business Park site visit**

2:00 p.m. **Hal Hearne, Vista Business Park**, site visit/no action, Sketch Plan request to subdivide a vacant 28.07-acre parcel into 12 lots, ranging in size from 1.25-2.15 acres, for industrial and commercial use with an allowance for residential use in association with an industrial or commercial operation, located approximately 4 miles east of the City of Gunnison, south of Highway 50, in the NW1/4SW1/4 and SW1/4NW1/4, Section 3, Township 49 North, Range 1 East, N.M.P.M., also known as 43950 E Hwy 50

End of Meeting Adjourn
- Report of actions taken by BOCC.
- A brief period in which Commission debriefs on the day's processes, etc. No discussion or action on any specific Land Use Change Permit applications will take place at this time.

NOTE: Unless otherwise noted, all meetings are conducted in the Blackstock Government Center Meeting Room at 221 N. Wisconsin St. in Gunnison, across the street from the Post Office. This is a preliminary agenda; agenda times may be changed by the staff up to 24 hours before the meeting date. If you are interested in a specific agenda item; you may want to call the Community Development Department (641-0360) ahead of time to confirm its scheduled time. Anyone needing special accommodations please contact the Community Development Department before the meeting.

GUNNISON COUNTY PLANNING COMMISSION
REGULAR MEETING
June 22, 2012

DRAFT MINUTES

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The Gunnison County Planning Commission conducted a regular meeting, in the Commissioners' Meeting Room in the Blackstocks Government Center, Planning Commission meeting room. **Present were:**

Chairman- Ramon Reed
Commissioner-Kent Fulton
Vice-Chairman-Jim Seitz
Commissioner-Warren Willcox

Director of Community Development- Joanne Williams
Planner- Cathie Pagano
Community Development Services Manager- Beth Baker
Others present as listed in text

Absent- **Commissioners-**A.J. Cattles, Jeremy Rubingh, and Susan Eskew

With a quorum present Chairman Ramon Reed opened the regular meeting of the Gunnison County Planning Commission.

MOVED by Fulton seconded by Seitz to approve the minutes of May 4, 2012, as amended. The motion passed unanimously.

MOVED by Fulton seconded by Wilcox to approve the minutes of May 18, 2012, as amended. The motion passed unanimously.

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Unscheduled citizen Yvette Roberts ask the County to formulate a comprehensive policy for non residential solar arrays.

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VISTA BUISNESS PARK- The Gunnison County Planning Commission (Commission) conducted a work session, to discuss the Sketch Plan request to subdivide a vacant 28.07-acre parcel into 12 lots, ranging in size from 1.25-2.15 acres, for industrial and commercial use with an allowance for residential use in association with an industrial or commercial operation, located approximately 4 miles east of the City of Gunnison, south of Highway 50, in the NW1/4SW1/4 and SW1/4NW1/4, Section 3, Township 49 North, Range 1 East, N.M.P.M., also known as 43950 E Hwy 50.

With a quorum present Chairman Ramon Reed opened the work session.

Applicant Hal Hearn was present to discuss the application.

Environmental Health Official Richard Stenson explained the underground injection control program. He submitted a memo to the Planning Commission dealing with the program. The program can be a large part on any large industrial application. It is determined to be Class 5, non-domestic waste water, put in the ground, and assimilating into the general environment. The program was developed to protect safe drinking water, the underground water supply/ aquifers, and public health.

The program is a process for regulating the construction, and operation of underground injection controlled by the EPA. A recent example of a Class 5 injection well in the County is the Irwin Back Country Guides maintenance barn.

The systems are engineered on a case by case basis, and given a Federal permit, not a County permit. Applicants generally apply with the County and if needed are forwarded on to the EPA. The County does the initial site inspection. Typically the EPA will determine Class 5 classification. The EPA will regulate the injection well, not the County. As the sites are sold or rented each individual business would be required to provide information to the EPA and the County as to the nature of the business, etc.

Reed said the Class 5 injection well information should be dealt with in the covenants, to alert any potential buyer to the situation.

Stenson noted if a well is non-domestic the County will review it, including the floor drains, to determine all aspects; they will also be required to adhere to EPA regulations.

Seitz said this location is a particularly sensitive area, at the bottom of the valley; there will be concern with this aquifer, and any possibility of contamination from this use.

Planner Cathie Pagano noted the joint public hearing will be conducted August 3, 2012. The Division of Wildlife will attend a work session prior to the joint public hearing, to discuss the deer/ wildlife in the area. The Gunnison Fire Protection District has asked for two points of access.

Hearn said he has spoken with the EPA concerning the injection well regulations. He noted he would be vigilant when speaking with potential owners, concerning their intended uses; it would be done on a case by case basis. Wilcox pointed out the second owner will be when the complications come in. Reed added it is when the property owners association will have to come in. Reed said the covenants could be the tool used to address this.

Engineer Norman Whitehead explained every building should have containment, which will be helpful at the lots resale. The EPA regulations were recently tightened up.

Reed said mixing plants for concrete, etc., raised a red flag because of asphalt batch plants; primarily because of the distance from the highway. Visibility and odor could make it an inappropriate site for an asphalt batch plant. Reed suggested two groups of uses; one that is preapproved and one that may have to come back for planning reviews.

Commissioner Fulton asked how many lots a batch plant would take; Whitehead answered two to three lots.

The commissioners suggested using some generality instead of listing each individual type of allowed use. The commissioners noted wood and mineral processing could include uranium; they would like to see the category tightened up to eliminate any possibility of allowing the processing of uranium.

Seitz said this project was put together to address a perceived need; there are sites available in the city.

Reed suggested that Hearne speak with the City of Gunnison to address retail sales and sales tax. County Attorney David Baumgarten agreed to speak to the City of Gunnison concerning City sales tax and the proposed project.

Seitz pointed out this proposed development would affect agricultural land; there is a need to justify taking it out of operation.

The commissioners requested that Hearne address:

- The visual aspects from Highway 50 - address landscaping, lighting, and signs
- Further discussion of the specific locational standards
- Retail sales and City sales tax
- Wildlife – concerned specifically with deer on the highway and an better understanding of the prairie dogs
- Water protection-f what is needed for drainage, and ground water protection
- Highway entrances one vs. two
- Consideration for size and building height
- Better define or categorize the uses; some uses approved by right, and some would not be

The Joint Public Hearing is scheduled for August 3, 2012.

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BEAR RANCH/ OVER-SIZED RESIDENCE: The Gunnison County Planning Commission (Commission) conducted a public hearing to review a request for the construction of a 22,712 square foot single-family residence, in excess of the maximum thresholds identified in *Section 13-105: Residential Building Sizes and Lot Coverages*, located northeast of County Road 12 (Kebler Pass) and west of County Road 2. The parcel is legally described as Parcel 5, Bear Ranch Amended Parcels.

With a quorum present Chairman Ramon Reed opened the public hearing.

Community Development Services Manager Beth Baker confirmed the applicants had submitted the certified mailing receipts and proof of posting; the Planning Office had the notice published in the newspapers.

Bear Ranch representative Tom Newland was present for the public hearing.

Newland said the new plans will be submitted, they are considering a reduction in the square footage.

The public hearing was continued to July 6, 2012 @ 10:00 A.M.

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CRESTED BUTTE CAMPGROUND & RV PARK-FREEMAN: The Gunnison County Planning Commission (Commission) conducted a work session to discuss the request for an 18-site campground/recreational vehicle park, located on Lots 24 and 25, Riverland Industrial Park, F#2, south of the Town of Crested Butte, west of Highway 135.

With a quorum present Chairman Ramon Reed opened the work session.

Applicants Kevin Freeman and Cari Freeman were present for the work session.

Cari Freeman said it will be a RV Resort; there will be no tent camping.

Cari Freeman submitted a letter from the Colorado Department of Public Health and Environment, approving the project. Freeman said the Town of Crested Butte dumpsite will be the referral for the sewage. She submitted the updated water protection plan prepared by engineer Norman Whitehead. She said they have reworked the drainage plan. Kevin Freeman said engineer Whitehead's plan illustrated the drainage; the entire property drains to the middle. There will not be much grading or moving of dirt.

Cari Freeman noted they will relocate where the utilities are located.

Cari Freeman described the operation. They currently operate a landscaping business on this site, and have for the past nine years. They are requesting the change of use to RV camping, in an attempt to address the economic downturn in construction. She noted there are no RV parks or amenities in or around Crested Butte.

Cari Freeman said the new use would be a seasonal operation and would replace the landscaping business. They have reviewed the RV industry standards; their sites will be premium sites as far as spacing, etc. The sites would have recreation access to the Slate River. The use of the river will be managed, with designating areas the campers could use. They would open each year Memorial Day weekend and close after hunting season. They intend to keep the retail flower business for now. There will be no fires at the RV sites allowed. Water and electricity will be available at each site. The campers will be directed to use the Crested Butte dump station. She said they will consume significantly less water than the current landscaping business.

Cari Freeman explained there would 18 campsites, which have been approved by the Riverland POA. There will be a maximum of 60 campers on site, at any one time. Six of the RV sites will accommodate the very large RVs and 12 sites will be for the smaller units.

Seitz asked if the traffic would increase, with the change for use from the landscaping business; Kevin Freeman said it would actually decrease. He noted the highway already has excel and decal lanes which could be used by the RVs. Engineer Norman Whitehead said the intersection is a full built out intersection at this time. Their vehicles will not impact the peak hours.

Kevin Freeman said this type of business will bring business to the area.

County Attorney David Baumgarten noted the Attorney's office will prepare a Development Improvements Agreement; the applicants will be required to submit a scope of work and provide security for the work.

The Board of County Commissioners will meet to review the Riverland covenants, and may give their approval for this use.

A site visit will be conducted July 6, 2012 and the Public Hearing will be conducted July 20, 2012.

The Commission directed staff to prepare a draft decision of approval for review at the work session following the public hearing.

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RAGGED MOUNTAIN FIRE DISTRICT- STORAGE FACILITY; The Gunnison County Planning Commission (Commission) conducted a public hearing to review the request for 6,750 square foot building for fire equipment and storage, and for a staging area for the fire district, located in northwest Gunnison County, within the NW1/4 SE1/4, Section 11, Township 13 South, Range 90 West, 6th p.m.

With a quorum present Chairman Ramon Reed opened the public hearing.

Community Development Services Manager Beth Baker confirmed the applicants had submitted the certified mailing receipts and proof of posting; the planning office had the notice published in the newspapers.

There was no public in the audience and the Commission had heard the applicant's presentation prior to this meeting.

Seitz said the commissioners take all information coming in for an application seriously; he hopes it hasn't made the process too difficult.

Seitz asked if the railroad tracks could lock a fire truck in or out; the primary access does not cross railroad tracks.

Reed closed the public hearing at 1:15 P.M.

The commissioners reviewed the draft decision of approval.

MOVED by Fulton seconded by Wilcox to approve LUC-12-00003 as amended. The motion passed unanimously.

PROJECT DESCRIPTION:
Ragged Mountain Fire District is requesting the approval of a new 6,750 square foot building to store fire equipment. The facility will primarily be used as secondary staging and storage area to service remote areas. The facility will function as an annex to the Paonia fire facilities and most fire fighters will be transported to the site via van when needed. The 2,250 square foot basement will be used primarily for a water tank, mechanical equipment and storage of rescue gear.

The parcel is legally described as being approximately 5.331 acres in the NW1/4 SW1/4, Section 11, Township 13 South, Range 90 West, 6th p.m. and is on the old Highway 133 (which is across the North Fork of the Gunnison River from the existing Highway 133).

PLANS/REPORTS/SUBMITTALS:
Plans, reports, letters and other submittal documents informing this decision include, but are not limited to:

- "Ragged Mountain Fire District Equipment Annex, Schematic Site Plan," prepared by Consolidated Consulting Services and dated December 28, 2011.
- "Plan and Profile," prepared by Consolidated Consulting Services and dated December 18, 2011.
- "Ragged Mountain Fire District Equipment Annex, Schematic Main Floor Plan and Elevations," prepared by Consolidated Consulting Services and dated April 1, 2012
- "Geotechnical Engineering Study, Proposed Fire Station Facility, Somerset, Colorado," prepared by Lambert and Associates, dated June 16, 2011
- "Geotechnical Engineering Recommendation for Ragged Mountain Fire Protection District Annex Facility, Project Site," prepared by Trautner Geotech LLC, dated January 5, 2012.

IMPACT CLASSIFICATION:
The project, by definition, is a major impact pursuant to *Section 7-101: B New Commercial, Industrial Larger than 5,000 Sq. Ft. or Five Acres.* The applicant has requested that the impact classification be reduced to Minor Impact based on the additional criteria set for in *Section 3-111: B. Criteria for Classifying Impact.*

B.1.a. Demand for public services.
The building will place little, if any, demand on public services. Demand on the public road, electrical service and emergency services will be minimal.
B.1.b. Impacts on impact area and the environment
The development area and surrounding environment have been previously impacted by mining development.
B.1.c. Impacts related to all existing and proposed development and proposed development in impact area.
The proposed land use change will enable a faster response time to fire related emergencies in the impact area and will not negatively impact existing or proposed development.

MEETING DATES:
The Planning Commission held work sessions and public hearings to discuss the Bear Ranch application on the following dates:

- May 18, 2012 Work session
- June 22, 2012 Public Hearing
- June 22, 2012 Work session

SITE VISIT:
The Planning Commission did not conduct a site visit for this application.

PUBLIC HEARING:
The Planning Commission conducted a public hearing on June 22, 2012. No comments were received or submitted at the public hearing.

REVIEW AGENCY REFERRAL COMMENTS:
A copy of the complete application was sent, by certified mail and hand delivery to review agencies for comments. A referral was sent to the Colorado Division of Parks and Wildlife (CDPW), Colorado Geological Survey (CGS), Colorado Department of Transportation (CDOT), Gunnison County Environmental Health, Gunnison County Emergency Services, and Gunnison County Public Works. Comments were received from Gunnison County Environmental Health, Public Works, CGS, CDOT, and CDPW and are noted in the applicable sections below.

COMPLIANCE WITH APPLICABLE SECTIONS OF THE *GUNNISON COUNTY LAND USE RESOLUTION:*
Section 9-100: *Uses Secondary to a Primary Residence.*
Not applicable. No secondary uses are proposed as part of this application.

Section 9-200: *Special Residential Uses.*
Not applicable. No special residential uses are proposed as part of this application.

Section 9-300: *Commercial and Industrial Uses.*
Not applicable, no commercial and/or industrial uses are proposed as part of this application.

Section 9-400: *Exploration, Extraction and Processing of Minerals and Construction Materials.*
Not applicable. No exploration, extraction or processing of materials is proposed.

Section 9-500: *Miscellaneous Uses and Activities.*
Not applicable. No miscellaneous uses or activities are proposed.

Section 10-102: *Locational Standards for Residential Development.*
Not applicable, no residential development is proposed as part of this application.

Section 10-103: *Residential Density.*
Not applicable, no residential development is proposed as part of this application.

Section 10-104: Locational Standards for Commercial, Industrial, and other Non-residential Uses.
Applicable, the proposed location is not within a three mile plan area and is reviewed under the alternative locational standards. The site was selected due to its proximity to the highway and its' ability to provide better emergency response for the district as a whole. The applicant researched options in Somerset but no suitable sites were found. The intent of the location is to reduce emergency response times. No net adverse affect is anticipated as a result of the location of the proposed use.

Section 11-103: *Development In Areas Subject to Flood Hazards*.
Not applicable, the subject parcel is not in the 100-year floodplain.

Section 11-104: *Development in Areas Subject to Geologic Hazards*.
Applicable, the subject parcel is in an area of geologic hazards identified as rockfall. The applicant submitted two reports titled "Geotechnical Engineering Study, Proposed Fire Station Facility, Somerset, Colorado," prepared by Lambert and Associates, dated June 16, 2011 and
"Geotechnical Engineering Recommendation for Ragged Mountain Fire Protection District Annex Facility, Project Site," prepared by Trautner Geotech LLC, dated January 5, 2012. A copy of the application and the reports were sent to CGS for review and comment.

Karen Berry, Geological Engineer, for CGS, noted in her comments dated May 23, 2012 the following:

> *The major geologic hazard at the site is severe rockfall. Because the site is disturbed, it is difficult to determine the extent of historic rockfall on the building site. However, adjacent areas show large boulders (8 feet in diameter or more) have fallen and run out in close proximity to the proposed fire station. The source of rockfall is a steep sandstone cliff north of the building site.*

The application contained a rockfall hazard simulation that attempts to recreate historic rockfall events and then model how rockfall hazards may impact the proposed fire station. Included in the model simulation is a proposed 8 ft high mitigation berm. The simulation shows that the proposed mitigation will greatly reduce rockfall hazards and the inputs used in the model appear reasonable. It will be important that the mitigation be designed and installed as outlined in the geologic hazard report.

The site also has some natural and man-made soil constraints that need to be carefully considered during design and construction. Much of the fill placed at the site appears to contain mining related debris and soil that was not properly compacted. Areas beneath and surrounding foundations and septic systems should be thoroughly investigated prior to design and construction. It may be necessary to over-excavate debris and unsuitable soil for both buildings and septic systems.

In addition, natural soils beneath fill and debris appear to be prone to collapse. Voids are apparent in undisturbed soil along cut banks. It will be important that detailed site-specific soil testing and evaluation be done before building and septic systems are constructed. This is needed due to highly-variable site conditions. Trenching is also likely needed due to the buried debris.

Coal and coal spoil was visible in test pits exposed at the site. Also, during site reclamation, methane was found at the portal. The portal is separate from the building site; however, there is a possibility that electrical conduit or other potential methane pathways remain between the building location and the portal or other sources of methane. It would be prudent to ensure that methane detection is installed in building.

The applicant shall be required to implement the mitigation techniques in the development of the parcel that are outlined in the two geotechnical reports submitted and the comments from CGS.

Section 11-105: *Development In Areas Subject to Wildfire Hazards.*
Applicable, the subject parcel is in an area of high and extreme wildfire hazards. The slope at the proposed building site is approximately 15%. The proposed building shall comply with the fire suppression requirements of the Ragged Mountain Fire District. A wildfire mitigation plan including provisions for defensible space shall be required.

Section 11-106: *Protection of Wildlife Habitat Areas.*
Applicable, the application was referred to the Division of Parks and Wildlife. J Wenum submitted the following comments in an email dated April 23, 2012, "Due to the low wildlife habitat value of the site (reclaimed coal mine site) and drainage control in the proposal (should address water quality/aquatic issues) we don't see a need to provide formal comments on this project."

Section 11-107: *Protection of Water Quality*.
Not applicable, there are no water bodies within 125 feet of the proposed development.

Section 11-108: *Standards For Development On Ridgelines.*
Not applicable. The site is not located on a ridgeline.

Section 11-109: *Development That Affects Agricultural Lands.*
Not applicable, the subject parcel will not directly affect agricultural lands.

Section 11-110: *Development Of Land Beyond Snowplowed Access*.
Not applicable, the site is not located 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*.
Applicable, a copy of the application was referred to Gunnison County Public Works and CDOT. Allen Moores, Assistant Director, indicated that he did not have concerns relative to the proposed use. Dan Roussin, CDOT Region 3 Permit Manager, noted in an email dated April 20, 2012 that the applicants have been granted two access permits.

Section 12-104: *Public Trails*.
There is no public trail existing or proposed on this site.

Section 12-105: *Water Supply*.
Applicable, the applicant has submitted documentation from the State of Colorado that Well Permit No. 287510 has been issued and is valid for drinking and sanitary facilities and may be used to fill an enclosed storage tank provided the tank outlet is capped and locked and available only for fire fighting.

Section 12-106: *Sewage Disposal/Wastewater Treatment.*
Applicable, a copy of the application was referred to Environmental Health. Richard Stenson, Environmental Health Official submitted the following comments in an email dated May 8, 2012:

> *An ISDS should be feasible for this use with the following conditions: The ISDS and floor drain designs should be reviewed and be given stamped approval by the Geotechnical Engineer for slope strength and settlement considerations. The ISDS and floor drains should consider the June 16, 2011 Lambert and Associates Geotechnical Engineering Study of the Proposed Fire Station Facility, specifically, Section 4.0, 'On-Site development considerations.' The section states that septic systems could 'adversely influence the integrity of slope stability.'*
>
> *The ISDS design submittal will need to meet the requirements of* Section 3-112 of the Gunnison County ISDS Regulations—*amended 2010.*
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> *In reference to the 'separate leachfield or holding tank' for the proposed floor drains the applicant will be required to:*
>
> > *Provide a design for review and possible approval by the County; and*
> > *Provide information from the EPA Underground Injection Program that this applied for-use is approved.*

Section 12-107: *Fire Protection*.
The proposed development is located within the Ragged Mountain Fire Protection District.

Section 13-103: *General Site Plan Standards And Lot Measurements.*
The site plan for this proposed development must meet the site plan criteria of this section, including proposed and existing roads, driveways, lot lines, building sites, and natural features of the site. The site plan, "Ragged Mountain Fire District Equipment Annex, Schematic Site Plan," prepared by Consolidated Consulting Services and dated December 28, 2011.

Section 13-104: *Setbacks from Property Lines and Road Rights-of-Way.*
This section applies; the proposed improvements meet the setback requirements.

Section 13-105: *Residential Building Sizes and Lot Coverages.*
Not applicable, no residential development is proposed as part of this application.

Section 13-106: *Energy and Resource Conservation.*
Not applicable, this section only applies to residential buildings.

Section 13-107: *Installation of Solid Fuel-Burning Devices*
Not applicable, no solid fuel burning devices are proposed as part of this application.

Section 13-108: *Open Space And Recreation Areas*
Not applicable, no requirement of open space is required for this application.

Section 13-109: *Signs.*
There are no signs proposed as part of the submitted application.

Section 13-110: *Off-Road Parking And Loading.*
Applicable, there is adequate area on the subject parcel for parking which is shown on the site plan. The number of parking spaces complies with **Appendix Table 3 of this section.**

Section 13-111: *Landscaping And Buffering.*
A landscaping plan is required and has been submitted as part of the site plan. The applicant intends to revegetate disturbed areas with native vegetation.

Section 13-112: *Snow storage*.

Design elements have been included within the site layout design allowing for adequate snow storage.

Section 13-113: *Fencing*
Applicable, this section applies and any fencing proposed shall comply with this section.

Section 13-114: *Exterior Lighting.*
Applicable, this section applies and any exterior lighting proposed shall comply with this section.

Section 13-115: *Reclamation And Noxious Weed Control.*
A reclamation permit is required for road cutting and/or construction, homesite 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.*
Applicable, the proposed development is required to comply with this Section. The applicant is required to submit documentation from a Colorado licensed engineer demonstrating compliance with these standards.

Section 13-118: *Water Impoundments.*
Not applicable, this project does not propose a water impoundment.

Section 13-119: *Standards to Ensure Compatible Uses.*
The proposed development has been designed in a manner that will not adversely affect the character and tranquility of nearby residential or public use areas.

Article 15: *Right-to-Ranch Policy*.
This section is not applicable; there are no agricultural lands that will be affected by the uses on the subject parcel.

FINDINGS:
The Gunnison County Planning Commission finds that:

1. This project is classified as a Minor Impact based on review of *Section 3-111: B. Criteria for Classifying Impact*.

2. The proposed location of the fire equipment storage building complies with the alternative locational standards, is well suited to the specific use and need for better emergency response times and does not cause any net adverse effects.

3. The subject parcel is in a high wildfire hazard area and a wildfire mitigation plan shall be required.

4. The subject parcel is in a rockfall hazard area and acceptable measures have been proposed to mitigate the hazard.

5. Rockfall hazard is not increased as a result of the proposed building.

6. This application is consistent with the standards and requirements of this *Resolution*.

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.

DECISION:
The Gunnison County Planning Commission, having considered the submitted plan, site observations and public testimony, has reached the above findings and approves LUC-12-00003 as a Minor Impact project, and is approved with the following conditions:

1. A wildfire mitigation plan, in compliance with *Section 11-105: F.3. Wildfire Mitigation Plan* shall be submitted to the Community Development Department prior to issuance of the Building permit.

2. All development, including driveway access, an individual sewage disposal system and the building shall be designed in accordance with the geotechnical reports submitted by Lambert and Associates and Trautner Geotechnical LLC and the recommendations from the Colorado Geological Survey. Construction of the berm shall be completed prior to construction of the building.

3. Rockfall hazard shall not be increased as a result of any development on the subject parcel.

4. The proposed Individual Sewage Disposal System and floor drains shall comply with the recommendations and conditions outlined in the comments from Richard Stenson, Environmental Health Official, dated May 8, 2012.

5. The Minor Impact Certificate shall not be recorded until a storm water management plan, prepared by a Colorado-licensed engineer in compliance with the standards of *Section 13-117:D. General Standards* has been submitted and approved by the Community Development Department.

6. A reclamation permit shall be required.

7. The applicant is required to obtain all applicable County, state and federal permits for this project. Approval of this Land Use Change permit does not guarantee approval of any other permits including, but not limited to, building, individual sewage disposal system, driveway access or reclamation.

8. This permit is limited to activities described within the "Project Description" of this application, and as depicted on the 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*.

9. This approval is founded on each individual requirement. Should the applicant successfully challenge any such finding or requirement, this approval is null and void.

10. 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.

11. 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.

12. 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.

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The Commission continued the days' meeting on a site visit.

VISTA BUSINESS PARK- The Gunnison County Planning Commission (Commission) conducted a site visit. To review the Sketch Plan request to subdivide a vacant 28.07-acre parcel into 12 lots, ranging in size from 1.25-2.15 acres, for industrial and commercial use with an allowance for residential use in association with an industrial or commercial operation, located approximately 4 miles east of the City of Gunnison, south of Highway 50, in the NW1/4SW1/4 and SW1/4NW1/4, Section 3, Township 49 North, Range 1 East, N.M.P.M., also known as 43950 E Hwy 50.

No minutes were taken.

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The regular meeting of the Planning Commission was adjourned following the Vista Business Park site visit.

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/S/ Beth Baker
Community Development Department Services Manager
Gunnison County Community Development Department