GUNNISON COUNTY PLANNING COMMISSION
PRELIMINARY AGENDA: Friday, July 20, 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. **Kevin and Cari Freeman, Crested Butte Campground and RV**, public hearing/work session/possible 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

10:00 a.m. **SG Interests I, Ltd.**, work session/no action, request for the Borich 11-89-32 gas well project, including five gas wells, located in northwest Gunnison County, in Section 9, Township 11 South, Range 90 West, 6th P.M., west of Highway 133

11:00 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
Topic - Discussion with Colorado Parks and Wildlife regarding impacts to wildlife

Adjourn

GUNNISON COUNTY PLANNING COMMISSION
Regular Meeting
July 20, 2012

DRAFT MINUTES
****

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
Vice- Chairman-Jim Seitz
Commissioner-Susan Eskew
Commissioner-Warren Wilcox
Commissioner-Kent Fulton
Alternate Commissioner- Jeremy Rubingh

Assistant Director of Community Development- Neal Starkebaum
Planner- Cathie Pagano
Community Development Department Services Manager-Beth Baker

Absent- Alternate Commissioner -A.J. Cattles

Others present as listed in text

****

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

****

MOVED; by Seitz seconded by Wilcox to approve the minutes of June 1, 2012 as amended. The motion passed unanimously.

8:58:21 AM **FREEMAN / RV PARK-** The Gunnison County Planning Commission conducted a public hearing, followed by a work session, to review 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.

Site Visit Comments:

- **Wilcox-** The roadway appears to be perfect for accessibility, and the layout was very efficient
- **Rubingh-** Well thought out, and they have a good natural buffer
- **Seitz-** Location seems nice
- **Reed-**The natural drainage is towards the center of the property
- **Eskew-** Looks like it was designed for a RV park
- **Fulton-** Pleased to see the RV sites are not really close, and the drainage going to the center

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

Community Development Services Manager Beth Baker confirmed applicant's adequate public notice- submitted the proof of posting and the certified mailing receipts; the Community Development Department had the notice published in the Crested Butte News and the Gunnison Country Times.

Kevin Freeman said they have great support in the valley, they are proposing 18 RV sites. They would like to open Memorial Day weekend and go through big game hunting season. They have had a work session, site visit, and now public hearing. He said they have the support of the majority of the Property Owners Association (POA.) The POA did not want 25 sites; the Freeman's reduced the sites to 18, the Riverland POA agreed to a 60 person maximum. He added the Town of Crested Butte supports the application.

Assistant Director of Community Development Neal Starkebaum identified the submitted public comments:

- John Nichols
- Attorney David Leinsdorf for lot #27 owner Phillip Coombs

Starkebaum noted the Board of County Commissioners (BOCC) held a work session to discuss this request, concerning similar uses in Riverland approved by the POA and BOCC; the BOCC took affirmative action and unanimously agreed this type of use is allowed.
Commissioner Rubingh requested clarification of the dates of operation; Freeman said the weather will determine the closure date, the end of November at the latest. Reed added the approval should state the RV Park can be open through the end of November. Cari Freeman clarified the opening day would be Memorial Day weekend.

Public Comments:

Visitor to the area Wayne Buchner was pleased to know there will be an RV site in Crested Butte. It would be a great for people with larger RVs.

Lot owner in Riverland Dick Switzer said he is the only lot owner in the park boardering this property. He is in favor of the project. It will be a very nice looking amenity to the area, not a detriment to the views or lots of noise. The POA has placed stipulations on the project for maintenance.

Mt. Crested Butte resident Mike Caton noticed motor homes end up dry camping in a parking lot owned by CBMR. This discourages RV owners. This project will bring business to the valley. He is in favor of the project.

Attorney David Leinsdorf for lot 27 owner Phillip Coombs said they both recognize the need for the use at the upper end of the valley, but assets the use is not authorized by the covenants. The main concern is the density issue as it pertains to lots that have been built out to the maximum allowance. They ought not to be allowed to in addition to development of an RV park; it applies to one of the two lots owned by the Freemans. The obligation of the BOCC and the PC if the use is not listed, it should be of the same general character; it is not. Coombs concern is density- Leinsdorf had proposed a density formula.

Attorney for the applicants Mike Dawson said Phillip Coombs does not live in Crested Butte full time. Dawson pointed out Leinsdorf is also the attorney for the Riverland POA. Leinsdorf clarified he was not representing the POA on this; he had not been consulted on this. The POA has cleared Leinsdorf to represent his client of 22 years. Reed noted the BOCC had determined this type of operation was an allowable use.

Applicants Response:

Kevin Freeman was disheartened Leinsdorf had chosen to represent Coombs because Leinsdorf has been the POA representative. He added Coombs was invited to the POA meeting, but he did not attend.

Starkebaum clarified noting the Riverland covenants did not prevent an RV Park. The covenants refer to restrictions on density rather than the footprint of the building. The covenants allow for two structures on each site. Starkebaum pointed out Coombs had applied in 2005 for an increase the maximum square footage of his structure on lot 27, and it was approved. Reed added a variance was also granted to lot owner John Murphy for more square footage.

Reed asked what the foot print of the existing building is; Freeman answered 4500 sq. ft. Freemen said an average RV is 10X40 and they are mobile, they are not permanent structures.

Cari Freeman reiterated the density had been reduced from 25 sites to 18 sites, to allow flexibility and have breathing room. Additionally they agreed to reduce the number of campers to 60. The numbers will be managed, density has been addressed.

Commissioner Wilcox said this had been handled reasonably by the POA. Comparing building square footage and parking space does not make sense.

Commissioner Fulton pointed out an RV is personal property and not additional square footage. The temporary movement of the vehicles should not be counted in the square footage.

Wilcox did not find an exclusion of RV parking in the covenants.

Reed said the covenant issue was not a Commission issue; the POA and BOCC have decided to accept the use.

The Planning Commission closed the public hearing at 9:40 A.M.

The Planning Commission conducted a work session to review the draft decision of approval.

MOVED BY; Fulton seconded by Eskew to approve LUC-12-00017, as amended. The motion passed unanimously.

PROJECT DESCRIPTION:
The request is for a seasonal 18-site recreational vehicle park. The park would be open from Memorial Day weekend through November 30th. The owners would live onsite and manage the park. Water and electric will be provided to each RV site and a new lavatory building will be constructed.

PROJECT LOCATION:
The site is located at 711 Riverland Drive, legally described as Lots 24 and 25, Riverland Industrial Park F#2, which is located south of the Town of Crested Butte, west of Highway 135. Combined parcel size is 2.25 acres.

PREVIOUS APPROVALS:
The property was approved for a nursery and greenhouse business, LUC2002-18.

RIVERLAND INDUSTRIAL PARK DECLARATION OF COVENANTS- PERMITTED USES:
The use of an RV park is not a specifically identified permitted use in the Riverland Industrial Park covenants. A similar use must be approved by the Board of County Commissioners and the Board of the Riverland Lot Owners Association. The Board of County Commissioners unanimously approved the proposed use as a permitted use at their regular July 17, 2012 meeting and the Riverland Lot Owners Association approved the use, as noted in the letter from Scott Hargrove, Chair, Architectural Review Board Riverland Industrial Park, dated May 30, 2012.

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

- *Site Plan* of Crested Butte Campground and RV, drawn by Kevin Freeman, June 1, 2012, approved and signed by the Riverland Industrial Park Property Owners Association Architectural Review Committee
- Scott Hargrove, Chair, Architectural Review Board Riverland Industrial Park, letter dated May 30, 2012 approving the proposed use
- Scott Hargrove, Chair, Architectural Review Board Riverland Industrial Park, letter received July 12, 2012 identifying required landscaping
- A "Drainage, Construction and Post-Construction Stormwater Runoff" plan, prepared by NCW & Associates, Inc., dated June 1, 2012

IMPACT CLASSIFICATION:
The project requires a minor impact review, pursuant to the Board of County Commissioners Resolution approving Riverland Industrial Park.

MEETING DATES:
The Planning Commission met on the following dates:

- June 15, 2012 Work session
- July 6, 2012 Site visit
- July 20, 2012 Public Hearing
- July 20, 2012 Work session

SITE VISIT:
The Planning Commission conducted a site visit on July 6, 2012. The Commission's observations included that the park was well planned and laid out, the location for an RV park in the north end of the valley is a positive, the drainage will be directed toward the middle of the RV and away from the wetlands areas and the location of the proposed RV spaces are appropriately designed.

PUBLIC HEARING:
The Planning Commission conducted a public hearing on July 20, 2012. At that time the following written comments were received:

- Email from John Nichols , July 20, 2012 – supporting the application
- Letter from David Leinsdorf, representing Phillip Coombs, requesting review density limitations associated with the proposed use.
-

Several members of the public were attendance and provided the following comments:

- Wayne Bruchner- visitor in the area, was pleased to know that there will be an RV site in Crested Butte.
- Dick Switzer only lot owner in the park that boarders the property. He supports the proposal. It will be a very nice looking amenity to the area, not a determent to noise or views. The POA has made enough stipulations for maintenance.
- Mike Caton Mt Crested Butte, noticed the motor homes end up dry camping in a parking lot owned by CBMR. It discourages the RVer's . This will bring business to the valley. They support the use.
- David Leinsdorf for Phillip Coombs owns 3 units on lot 27- both recognize the need for the use at the upper end of the valley, but asserts that the use is not authorized by the covenants. Main concern the density issue as it pertains to lots that have been built out to the maximum allowance. They ought not to be allowed to in addition to development of an RV park, it applies to 1 of the 2 lots owned by the Freemans. The obligation of the BOCC and PC if the use is not listed it should be of the same general character; it is not. It is not. Coombs concern is density- Leinsdorf had proposed a density formula. There does need to be some density limit.
- Mike Dawson applicant representative- Coombs does not live full time. Leinsdorf is not representing the POA on this, he was not consulted on this, and was cleared to represent his client of 22 years. A letter submitted to the POA by Coombs resulted in the reduction of lots from 25 to 18. Leinsdorf neither 6 or 9 are permitted uses in filing 2- Dawson disagreed and pointed out there are storage areas.

REVIEW AGENCY REFERRAL COMMENTS:
A copy of the complete application was sent to review agencies for comments. A referral was sent to the Colorado Parks and Wildlife, Crested Butte Fire Protection District, the Town of Crested Butte, Gunnison County Public Works and the Colorado Department of Transportation. Comments were received from the following individual agencies:

Gunnison County Public Works:
Comments from Allen Moores to staff, July 16, 2012, notes that he has reviewed the application, has been working with the applicant and has clarified the surfacing requirements for the parking areas at the RV park.

Town of Crested Butte:
Comments from Jake Jones, Director of Parks and Recreation, in a letter dated June 19, 2012:

> *We believe there is a significant segment of current and future visitors that would prefer a campground within a mile or two of Crested Butte and one is easily accessible for larger vehicles such as an RV. Such an amenity would round out the current lodging opportunities and would attract a significant segment of the summer Colorado tourism market. The Freemans are in a good position to meet an important need for the summer tourism economy in the immediate future. I am supportive of their efforts.*

Crested Butte Fire Protection District:
Comments from Ric Ems, Fire Chief and Scott Wimmer, Fire Inspector, in a letter dated July 5, 2012 noting:

> *We have no issues regarding the proposed Land Use Change.*

And in a follow-up letter dated July 12, 2012 noted approval of the proposed use and identified several fire safety requirements.

Colorado Parks and Wildlife:
A copy of the application was sent to the Colorado Parks and Wildlife. No comments were received.

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

Section 9-100: *Uses Secondary to a Primary Residence.*
Not applicable. No uses secondary to a primary residence are proposed.

Section 9-200: *Special Residential Uses.*
Not applicable. No special residential uses are proposed.

Section 9-300: *Commercial and Industrial Uses.*
Applicable, the applicants are proposing a commercial campground/recreational vehicle park.

D.1: Non Residential Accessory Uses: The proposed use is not accessory to a residential use; nor is any residential use proposed.

D.2: Food Service Requirements: No food service is proposed as part of this application.

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 is designed so that all direct rays and glare are confined to the subject parcel.

D.7. Odors: No odors from storage activities at the site 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: The applicants have identified that noise limits will be enforced according to the Riverland Industrial Park covenants and that between sunset and sunrise the maximum noise level is 50 dbA.

9-305: Seasonal Recreational Vehicle Parks and Campgrounds:

a. GENERAL STANDARDS. In addition to the other applicable standards and requirements of this *Resolution*, recreational vehicle parks shall comply with the following:

1. **COMPLIANCE WITH COLORADO DEPARTMENT OF HEALTH STANDARDS.** Seasonal recreational vehicle parks shall comply with the requirements of the Colorado Department of Public Health and Environment's *Standards and Regulations for Campgrounds and Recreation Areas*, a copy of which is available in the Planning Department.

   The applicants are required to comply with the requirements of the Colorado Department of Public Health and Environment's regulations.

2. **VEHICLES, TENTS, TENT TRAILERS, OTHER CAMPING SHELTERS ALLOWED**. All types of recreational vehicles as defined in this *Resolution*, and other camping shelters, may be located in a seasonal recreational vehicle park permitted by Gunnison County so long as each individual camping shelter is accommodated on its own site.

   The applicants have stated that no tent camping will be permitted.

3. **SEASONAL OPERATION ONLY.** Recreational vehicle parks shall be designed and constructed for seasonal operation only, and shall not accommodate year around residency, except for permanent constructed primary residences or other similar residences intended to house the property owner or park caretaker.

   The Park will only operate on a seasonal basis, from Memorial Day weekend through November 30th.

4. **PROPERTY LINE SETBACKS**. Sites in a recreational vehicle park shall meet the following minimum setbacks from property lines (Table 3: Recreational Vehicle Park Property Line Setbacks):

TABLE 3: RECREATIONAL VEHICLE PARK PROPERTY LINE SETBACKS

DESCRIPTION	SETBACK
FROM THE PERIMETER OF THE RECREATIONAL VEHICLE PARK	75 feet
FROM EXISTING PRIMARY RESIDENCES, UNLESS THEY ARE SECONDARY USES WITHIN THE PARK	250 feet
FROM THE EDGE OF A PUBLIC ROAD RIGHT-OF-WAY	100 feet

Riverland Industrial Park is a Partially Exempted Land Use Change, pursuant to Section 1-106. *B. Development on Individual lots in Subdivisions Approved by Gunnison County Before the Effective Date of This Resolution*. As such, the setback required is the Riverland Industrial Park covenant setback of 25 feet.

5. **REFUSE DISPOSAL.** Animal-proofed refuse containers shall be supplied and maintained pursuant to recommendations by the Colorado Division of Wildlife.

   Animal-proof refuse containers are required and the applicant indicates that they are currently being used on the property.

6. **DISPOSAL OF WASTE.** Septage and other sewage or wastewater shall be disposed of only pursuant to a permit obtained in full compliance with the *Gunnison County Individual Sewage Disposal System Regulations*, and any other applicable County, state or federal standard or regulation. Compliance with those *Regulations* may require that a long-term individual sewage disposal system be installed and maintained on the parcel.

   Wastewater will be treated by an onsite individual sewage disposal system. No RV dump is provided on the site. The closest RV dump station is the public RV dump station located in the Town of Crested Butte.

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 Development.*
Applicable, the proposed development is located within the Town of Crested Butte's
Area Plan area. Comments have been received from the Town of Crested Butte, as noted above.

Section 11-103: *Development in Areas Subject to Flood Hazards*.
The subject property is located within the 100-year floodplain of the Slate River. This section of the Slate River is subject to inundation of low-lying areas by flood waters. Campgrounds and recreational vehicle parks are permitted uses with the 100-year floodplain.

Section 11-104: *Development in Areas Subject to Geologic Hazards*.
Not applicable, the subject parcel is not in an identified geological hazard area, according to County mapping.

Section 11-105: *Development in Areas Subject to Wildfire Hazards.*
The subject parcel is an area classified as low wildfire hazard. A copy of the application was sent to the Crested Butte Fire Protection District for review. Comments have been received, as noted above.

Section 11-106: *Protection of Wildlife Habitat Areas.*

The application was referred to the Colorado Parks and Wildlife. No comments were received from CP&W.

Section 11-107: *Protection of Water Quality*.
The installation of the RV space utility pedestals will encroach into the 25' Restrictive Inner Buffer, adjacent to the wetlands on the eastern edge of the RV park. The surface disturbance will be reclaimed and best management practices will be used to protect the wetland areas during installation.

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 is not adjacent to 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*.
The applicant indicates that the traffic associated with the proposed use will be less than the current traffic to the greenhouse/nursery business. No changes are contemplated to the existing commercial access.

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

Section 12-105: *Water Supply*.
Water will be supplied by the existing Riverland Industrial Park Lot Owners Association central water supply, which is an approved public water supply system.

Section 12-106: *Sewage Disposal/Wastewater Treatment.*
Wastewater will be treated by the existing individual sewage disposal system. No RV dump station will be provided on the site. The closest RV dump station is the Town of Crested Butte's public dump station.

Section 12-107: *Fire Protection*.
The proposed development is located within the Crested Butte Fire Protection District. The application was referred to the Crested Butte Fire Protection District and their comments were noted above.

Section 13-103: *General Site Plan Standards and Lot Measurements.*
The site plan for this proposed development meets the site plan criteria of this section, including existing roads, driveways, lot lines, building sites, and natural features of the site, as shown on the site plan of the Crested Butte Campground and RV, drawn by Kevin Freeman, dated June 1, 2012.

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 buildings are 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.

Section 13-108: ***Open Space and Recreation Areas***
Not applicable. Open space dedication has already been achieved through the subdivision process for Riverland Industrial Park Filings No. 1 and 2.

Section 13-109: ***Signs.***
All signs shall meet the requirements of this Section at the time of submittal.

Section 13-110: ***Off-Road Parking and Loading.***
The number of parking spaces complies with **this section.**

Section 13-111: ***Landscaping and Buffering.***
The landscaping plan is shown as part of the site plan *Site Plan* of Crested Butte Campground and RV, drawn by Kevin Freeman, June 1, 2012. The applicants propose to utilize their remaining nursery stock for the landscaping, which is substantially above the amount of the required landscaping approved by the Riverland Lot Owners Association. Scott Hargrove, Chairman, Riverland Architectural Board, identified requirements for landscaping, in a letter received July 12, 2012; including 10-8' spruce trees, 10-1-1/2" caliper aspens and 10 shrubs.

Section 13-112: ***Snow storage****.*
Not applicable. No snow storage is necessary.

Section 13-113: ***Fencing***
No applicable. No fencing is proposed.

Section 13-114: ***Exterior Lighting.***
The exterior lighting is designed so that all direct rays and glare are confined to the subject parcel.

Section 13-115: ***Reclamation And Noxious Weed Control.***
A reclamation permit is required for road cutting and/or construction, homesite clearing and berm construction, as required by the Gunnison County Public Works Department.

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.***
The applicants submitted a Drainage, Construction and Post-Construction Stormwater Runoff" plan, prepared by NCW & Associates, Inc., dated June 1, 2012. The report identifies existing conditions at the site and outlines a plan to route storm water runoff. The plan is designed to minimize soil erosion and improve water quality.

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 effect 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 adjacent to the subject parcel.

FINDINGS:
The Gunnison County Planning Commission finds that:

1. This project is classified as a Minor Impact.

2. The Riverland Industrial Park Lot Owners Association has approved the proposed use.

3. The Crested Butte Fire Protection District has reviewed and approved the proposed use.

4. The Town of Crested Butte has submitted comments supporting the proposed use.

5. The Gunnison County Board of County Commissioners has approved an RV park as a permitted use within the Riverland Industrial Park, pursuant to the *Riverland Industrial Park Declaration of Covenants*.

6. The installation of the RV space utility pedestals will encroach into the 25' Restrictive Inner Buffer, adjacent to the wetlands on the eastern edge of the RV park. The Commission finds that the encroachment is unavoidable and that the installation will have minimal impact on the water body.

7. This application is in compliance with the standards and requirements of the *Gunnison County Land Use Resolution*.

8. This review and decision incorporates, but is not limited to, all the documentation submitted to the County and included within the Planning Office file relative to this application; including all exhibits, references and documents as included therein.

DECISION:
The Gunnison County Planning Commission, having considered the submitted plan, site observations and public testimony, has reached the above Findings and determines that LUC-2012-17 Crested Butte RV Resort is classified as a Minor Impact and is approved with the following conditions:

1. 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*.

2. The approval shall be memorialized by Certificate of Minor Impact. Approval shall not be effective until the Resolution is recorded with the Gunnison County Clerk and Recorder.

3. The campground and RV Park is a seasonal use and as such is limited to operations between Memorial Day weekend and November 30th.

4. No tent camping is permitted.

5. The applicant shall comply with the requirements identified in the Crested Butte Fire Protection District letter of July 12, 2012.

6. The applicant shall comply with the conditions of approval identified in the Riverland Lot Owners Association letter of May 30, 2012.

7. This approval is subject to the execution of a Development Improvements Agreement by the Board of County Commissioners and recordation of the Development Improvements Agreement with the Gunnison County Clerk and Recorder. The Development Improvements Agreement is subject to approval by the County Attorney, and shall address the proposed improvements, including installation of landscaping, gravel surfacing of the parking areas and installation of the RV parking space(s) utility pedestals.

8. A performance bond, letter of credit or other means of surety acceptable to the County, shall be submitted to cover the costs of installation of improvements and landscaping, plus 25 percent and that said surety for the landscaping be retained by the County for a period of two growing seasons to ensure the survival of the landscaping. The Certificate of Minor Impact shall not be recorded until this condition is fulfilled.

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.

****

SG INTERESTS-BORICH 11-89-2 NATURAL GAS WELL; The Gunnison County Planning Commission conducted a work 9:11:29 AM session to discuss the request for the Borich 11-89-32 gas well project, including five gas wells, located in northwest Gunnison County, in Section 9, Township 11 South, Range 90 West, 6th P.M., east of Highway 133.

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

SG representative Eric Sanford was present for the work session.

Sanford said the location is illustrated on the vicinity map, contained in the application. They are proposing a new access road, and a pipeline to connect with the Jacobs 29 well pad. They have constructed a new road, because the existing road's grade was too steep, for the equipment. The owner of the property also requested the new road. The owner might keep the existing two track, but SG will not use it. The engineered road plans are in the application, it is on a side cut the entire length.

Sanford explained there had been a site visit; County Public Works representative Allen Moores, Parks and Wildlife representative, the COGCC representative, and the land owner all participated. The well pad will ultimately be used for five wells. They have taken the visual impacts into consideration; the pad is down in the draw behind a slope, the ridge hides the site from the south, and there are no site lines from the west or the east. The ridge is a natural visual buffer and will remain for that purpose. The road is north of the top of the ridge. The road should be also hidden from the south. The hay barn is visible for several seconds when driving by.

Sanford noted they would build the pad this fall and drill wells next year. They are working with the owner concerning irrigation, and moving cattle; there is very little wildlife on site because of the cattle. The pipeline will go up through the Jacobs property. There will be a future well in Section 29 and the road's route was chosen to tie the well in, in the future. The road suggested was chosen because of the steep draw; the existing road would have to be widened at least 30 ft., there site contains unstable rock. This route would cross three wetlands; the Army Corps of Engineers will have to permit. The road has been engineered for safety. The land owner is very interested the road and locating it.

Commissioner Reed asked if using a more western route would be preferable, because of all the wetlands and stream crossings. Sanford clarified noting that there are only two crossings, one is Spring Creek. The map in the application is incorrect; Sanford will submit the correct map.

Reed asked about the five wells, the truck traffic involved with completion of the wells. Sanford said the draft CDOT application was submitted; they are using a consultant. It appears there will be a great amount of truck traffic entering and exiting the highway at this location. CDOT could issue a temporary permit for the winter, the CDOT process is lengthy; it could be in process until next spring. Sanford said they will comply with all CDOT requirements. The landowner has purchased a small area that will accommodate trucks staging, etc., on private property.

Reed questioned the initial LGD comments, which expressed concerns about the ditches. The LGD David Baumgarten said after reviewing the information he will address the nearby irrigation ditches.

Commissioner Rubingh was concerned with the cumulative impacts to wildlife, in the area; Sanford noted on the site visit the State Park Service was present and noticed that cattle already graze in this area.

Sanford noted the irrigation ditch to the south will be closed and no longer used by the landowner.

The commissioners asked the applicant to address:

- Provide corrected map – wildlife report
- Clarify if poly line for water, would be brought across the highway
- Information on the application to CDOT
- Ask landowner if the public can attend a site visit

The Public Hearing is scheduled August 17, 2012.

****

10:58:08 AM **VISTA BUSINESS PARK;** The Gunnison County Planning 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. Topic - Discussion with Colorado Parks and Wildlife regarding impacts to wildlife.

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

Colorado Parks and Wildlife representative Nick Gallowich was present to discuss the impacts to wildlife. The concern is deer on the highway particularly in the spring. Reed asked if this application would likely worsen the deer on the highway problem; Gallowich answered noting he had spoken with their terrestrial biologist, who has said the impacts should be minimal, because there is already development on both sides of the highway. He noted the development could possibly keep the deer away from the highway a little bit more. He said wildlife friendly fencing is preferred; animals crossing the highway do not hit a block which forces them to go back across the highway. He added the development should not be an issue for elk or antelope; more activity in the area may keep the wildlife away. Reed asked if the pond next to the highway would be an attraction for the deer; Gallowich does not see the pond as an attraction for the deer, they do move through but it is not a major migration route. It will not hinder migration. Gallowich asked for the applicant's cooperation with the prairie dogs; Parks and Wildlife would attempt to move them if possible, if they become a problem.

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

****

****

Reed adjourned the meeting at 11:30 A.M.

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