GUNNISON COUNTY, COLORADO
PLANNING DEPARTMENT STAFF REPORT for MINOR IMPACT
Watclarnone – Majestic Mesa Monastery
Meditation Lodge

Land Use Change Permit Application:	Watclarnone (Colorado Non-Profit), represented by Tim Watson
Application No.:	LUC #2012-22
Date scheduled with Planning Commission:	November 2, 2012
Prepared by:	Neal Starkebaum, Assistant Director

APPLICANT:	Watclarnone (A Colorado Non-Profit)
REPRESENTATIVE:	Tim Watson P.O. Box C6 Cimarron, CO 81220
STATUS OF APPLICATION:	Work session on November 2, 2012
ATTACHED EXHIBITS:	▪ Application ▪ Staff provided information from AICM website ▪ Vicinity Map
PLANNING COMMISSION TASKS AT INITIAL WORK SESSION:	— Acknowledge receipt of application by applicant name, name of development (if applicable) and date of application — Hear applicant presentation — Identify and consider issues — Determine an initial impact classification, considering both by definition and criteria of Section 3-111: B. 1. — Create list at end of meeting of items to be addressed at next meeting, and the date by which related information is to be submitted — Determine if application is ready to be set for public hearing, or if other work session is required
PROJECT DESCRIPTION:	The request is for a seasonal (winter only) meditation lodge, known as the Majestic Mesa Monastery, operating from November through March, providing for 2 – 15 participants, for a typical week-long meditation retreat. Participants will be picked up in Montrose and transported by shuttle bus to the access to the property on Highway 50. Participants will ski or snowshoe the 2.5 miles into the lodge. The existing structure on the property was previously unpermitted. The applicants have applied for building and septic permits. Those permits are ready to be issued.

INITIAL IMPACT CLASSIFICATION:		Minor Impact Project, based upon classification found in *Section 6-102: Projects Classified as Minor Impact Projects*
OTHER CRITERIA OF IMPACT CLASSIFICATION (SEC. 3-111. B. 1.)		**Demand for public services.** The proposed land use change is expected to generate a minor or a major demand for public services, including roads, transit, schools, water supply, sewage disposal, fire and police protection, and emergency services. **Impacts on impact area and the environment.** The proposed land use change is expected to generate a minor or a major impact on the impact area. **Impacts related to all existing and proposed development and proposed development in impact area.** The impacts of the proposed land use change, when considered in conjunction with existing and proposed land use changes in the impact area, are expected to be minor.
AGENCY AND DEPARTMENT REVIEWS:		➢ Gunnison County Fire Protection District ➢ Gunnison County Public Works Department
PROPERTY LOCATION:		The property is described as TR 102 (E2NE4 & E2SE4) SEC 12,13 & TR 103 (W2NE4) Section 12, Township 48 North, Range 5 West, consisting of 238.59 acres, 9380 W. Highway 50; approximately 35 miles west of the City of Gunnison, 2.5 miles south/southeast of Highway 50
SURROUNDING LAND USES:		Agricultural uses
EA or EIS is required for this project	☐ Yes ☒ No	
Project located in Special Geographic Area	☐ Yes ☒ No	
Phasing proposed	☐ Yes ☒ No	
Is a Partially Exempted land use change (Section 1-106)	☐ Yes ☒ No	
PRE-APPLICATION CONFERENCE:		Optional – No Pre-App

APPLICABILITY OF *LAND USE RESOLUTION* STANDARDS:

STANDARD, BY LUR SECTION, DIVISION AND/OR ARTICLE	Plan complies, or compliance will be determined during review	Staff Comments/ References to specific documentation
9-101: E. and F.: Secondary residences	☐ Yes ☐ No ☒ N/A	Not requested as part of this application

9-102: Home occupations	☐ Yes ☐ No ☒ N/A	Not requested as part of this application
9-103: Bed and breakfast	☐ Yes ☐ No ☒ N/A	Not requested as part of this application
9-203: Mobile home communities	☐ Yes ☐ No ☒ N/A	Not requested as part of this application
9-302: Farm or ranch stand	☐ Yes ☐ No ☒ N/A	Not requested as part of this application
9-303: Dude ranches and resorts	☐ Yes ☐ No ☒ N/A	Not requested as part of this application
9-304: Adult-oriented uses	☐ Yes ☐ No ☒ N/A	Not requested as part of this application
9-305: Seasonal recreational vehicle parks and campgrounds	☐ Yes ☐ No ☒ N/A	Not requested as part of this application
Division 9--400 Minerals and Construction Materials		Not applicable
9-501: Special events	☐ Yes ☐ No ☒ N/A	Not requested as part of this application
9-502: Temporary structures	☐ Yes ☐ No ☒ N/A	Not requested as part of this application
9-503: Satellite dishes	☐ Yes ☐ No ☒ N/A	Not requested as part of this application
9-504: Attached wireless communications devices	☐ Yes ☐ No ☒ N/A	Not requested as part of this application
9-505: Freestanding wireless communications structures	☐ Yes ☐ No ☒ N/A	Not requested as part of this application
9-506: Child care center	☐ Yes ☐ No ☒ N/A	Not requested as part of this application
9-507: Group home	☐ Yes ☐ No ☒ N/A	Not requested as part of this application
9-508: Keeping of livestock not on an agricultural operation	☐ Yes ☐ No ☒ N/A	Not affected by this application
9-509: Camping on individual parcel	☐ Yes ☐ No ☒ N/A	Not requested as part of this application
9-600: Essential housing	☐ Yes ☐ No ☒ N/A	Not requested as part of this application
10-102: Locational standards for residential development	☐ Yes ☐ No ☒ N/A	Not applicable.
10-103: Residential density	☐ Yes ☐ No ☒ N/A	Not applicable.

10-104: Locational standards for commercial, industrial or other non-residential uses	☐ Yes ☐ No ☒ TBD	B.Location does not meet Primary Locational Standard. C. Alternative Locational Standards. 1. Locational Considerations: c. Location Well-Suited to Specific Use. 2. Compatible with Existing Uses Established in the Impact Area. 3. No Significant Adverse Effect.
11-102: Voluntary best management practices	No submittal requirements and no standard	
11-103: Development in flood hazard areas	☐ Yes ☐ No ☒ N/A	The property is not within a flood hazard area.
11-104: Development in geologic hazard areas	☐ Yes ☐ No ☒ N/A	The property is not within an identified geologic hazard area.
11-105: Development in wildfire hazard areas	☐ Yes ☐ No ☐ N/A	The site is in a low to moderate wildfire hazard area.
11-106: Protection of wildlife habitat areas	☐ Yes ☐ No ☐ N/A	Referral sent to CPW
11-107: Protection of water quality	☐ Yes ☐ No ☒ N/A	Not applicable. Not within 125' of a water body.
11-108: Standards for development on ridgelines	☐ Yes ☐ No ☒ N/A	The property is not a ridgeline project.
11-109: Development that affects agricultural lands	☐ Yes ☐ No ☐ N/A	There are agricultural lands in the immediate area.
11-110: Development beyond snowplowed access	☐ Yes ☐ No ☒ N/A	Not beyond snowplowed access.
11-111: Development on inholdings in national wilderness	☐ Yes ☐ No ☒ N/A	The property is not an inholding within national wilderness area.
11-112: Development above timberline	☐ Yes ☐ No ☒ N/A	The property is not above timberline.
12-103: Road system	☐ Yes ☐ No ☒ TBD	The lodge will operate on in the winter. This is a non-vehiclular winter access only. The applicants have indicated that they have a legal access easement across the intervening property from Highway 50 and have a title company researching title, to provide documentation. State Highway Access Permit No. 312121, issued 9-12-12.
12-104: Trails	☐ Yes ☐ No ☒ N/A	No trails exist on the property.

12-105: Water Supply	☐ Yes ☐ No ☒ N/A	CO Division of Water Resources Well Permit No. 253147, allowing for up to 3 single-family residences.
12-106: Wastewater treatment	☐ Yes ☐ No ☒ N/A	Septic Permit has been applied for. Richard Stenson has indicated that installation of onsite wastewater is feasible.
12-107: Fire protection	☐ Yes ☐ No ☒ TBD	The property is within the Gunnison Fire Protection District. Referral has been sent to the District. Staff requested that the applicant submit an emergency response plan and will be provided prior to the November 2nd meeting.
13-102: B.: Location within municipal three-mile plan area	☐ Yes ☐ No ☒ N/A	Not applicable.
13-103: General Site Plan Standards And Lot Measurements	☒ Yes ☐ No ☐ N/A	The structure meets the general site plan standards.
13-104: Setbacks From Property Lines And Road Rights-Of-Way	☒ Yes ☐ No ☐ N/A	Setbacks for the structure are in compliance with the standards.
13-105: Residential Building Sizes And Lot Coverages	☐ Yes ☐ No ☒ N/A	Not applicable.
13-106: Energy And Resource Conservation	☒ Yes ☐ No ☐ N/A	In compliance.
13-107: Installation Of Solid-Fuel-Burning Devices	☒ Yes ☐ No ☐ N/A	In compliance.
13-108: Open Space And Recreation Areas	☐ Yes ☐ No ☒ N/A	Not applicable.
13-109: Signs	☐ Yes ☐ No ☒ N/A	No signs have been requested with this application.
13-110: Off-Road Parking And Loading	☐ Yes ☐ No ☒ N/A	Not applicable.
13-111: Landscaping And Buffering	☐ Yes ☐ No ☒ N/A	Not applicable.
13-112: Snow Storage	☐ Yes ☐ No ☒ N/A	Not applicable.
13-113: Fencing	☐ Yes ☐ No ☒ N/A	Not applicable.
13-114: Exterior Lighting	☐ Yes ☐ No ☒ N/A	Not applicable.
13-115: Reclamation And Noxious Weed Control	☐ Yes ☐ No ☒ N/A	Not applicable.

13-116: Grading And Erosion Control	☐ Yes ☐ No ☒ N/A	Not applicable.
13-117: Drainage, Construction And Post-Construction Storm Water Runoff	☐ Yes ☐ No ☒ N/A	Not applicable.
13-118: Water Impoundments	☐ Yes ☐ No ☒ N/A	Not applicable.
13-119: Standards To Ensure Compatible Uses	☐ Yes ☐ No ☒ TBD	The use will be designed, constructed and maintained in a manner that will not adversely affect the character and tranquility of nearby residential or public use areas…..