

**GUNNISON COUNTY PLANNING COMMISSION
PRELIMINARY AGENDA: Friday, May 20, 2016**

**Morning Session will be held in the Planning Commission Meeting Room
2nd Floor, Blackstock Government Center
221 N. Wisconsin, Gunnison, CO**

**Afternoon Session will be held in the Crested Butte Town Council Chambers
Crested Butte Town Hall
507 Maroon Avenue, Crested Butte, CO**

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. O.A. Pesnell, Monson Creek Outfitters, public hearing/no action; site visit comments, request for a commercial jeep/vehicle rental business to include the construction of a 3,600 square foot pole barn structure in which to park the rental jeeps. The pole barn would also include approximately 300 square feet for storage and approximately 900 sq. ft. for the rental office and a small apartment for an employee to provide security and operate the jeep rental shop, located west of and adjacent to Highway 135, approximately 1 mile north of the City of Gunnison, legally described as Lot 5 Flying E Ranch Subdivision. Work session will follow public hearing/possible action **LUC-15-00029**

10:00 a.m. Pride of America Mine (Yule Marble Quarry) work session/no action; request is for the expansion of the existing, permitted quarry operation at the Pride of America Mine (formerly the Yule Marble Quarry). The operation will expand the quarrying operations by approximately 23.5-acres, located approximately 3 miles south of the Town of Marble, legally described as a being located in the Sections 1 and 12, Township 12 South, Range 88 West, 6th P.M.
LUC-16-00006

Lunch

1:00 p.m. Slate River Development – Cypress Foothills, LP, Sketch Plan - work session/no action; represented by Marcus Lock; the request is to subdivide 44.4-acres, bisected by the Slate River. The East Parcel (30.4-acres) would be subdivided into 23 single-family lots, with the allowance for a secondary residence on each lot. The West Parcel (14.1-acres) remainder lot is proposed for annexation by the Town of Crested Butte. **LUC – 16-00009**

2:00 p.m. Foxtrot Subdivision – Moon Ridge Ranch, LLC, joint public hearing/no action; represented by Jenny Knox and David Leinsdorf, the application is for the subdivision of 13.23-acres into four single-family residential lots. The property is located approximately 1 mile north of the Town of Crested Butte, east of Gothic Road, west of and adjacent to Moon Ridge Subdivision. The parcel is located within the NW1/4SE1/4 Section 35, Township 13 South, Range 86 West, 6th P.M. **LUC-15-00039**

Adjourn

**GUNNISON COUNTY PLANNING COMMISSION
REGULAR MEETING
May 20, 2016**

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- Kent Fulton	Director of Community Development- Russ Forrest
Commissioner-Tom Venard	Assistant Director of Community Development- Neal Starkebaum
Commissioner- Jack Diani	Community Development Senior Planner-Cathie Pagano
Commissioner- John Messner	Community Development Services Manager-Beth Baker
Commissioner- Molly Mugglestone	Others present as listed in text
Absent Commissioners Cattles and Rubingh	

With a quorum present Chairman Fulton opened the May 20, 2016, regular meeting of the Planning Commission.

Moved by Fulton seconded by Mugglestone to approve the planning commission meeting minutes dated April 22, 2016. The motion passed unanimously.

Moved by Fulton seconded by Diani to approve the planning commission meeting minutes dated February 19, 2016. The motion passed unanimously.

Monson Creek Outfitters LUC-15 -00029 The Gunnison County Planning Commission conducted a public hearing/no action; site visit comments. To review the request for a commercial jeep/vehicle rental business to include the construction of a 3,600 square foot pole barn structure in which to park the rental jeeps. The pole barn would also include approximately 300 square feet for storage and approximately 900 sq. ft. for the rental office and a small apartment for an employee to provide security and operate the jeep rental shop, located west of and adjacent to Highway 135, approximately 1 mile north of the City of Gunnison, legally described as Lot 5 Flying E Ranch Subdivision.

With a quorum present Chairman Fulton opened the public hearing.

Assistant Director of Community Development Neal Starkebaum said there was not adequate public notice. The certified mailings were not completed accurately, but the notices were published in the Gunnison Country Times and the Crested Butte News. The public hearing will be continued to June 3, 2016 at 9:00 A.M.

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

Present representing the Gunnison County Planning Commission; Commissioners Fulton, Venard, Diani, and Mugglestone. Commissioner Messner was not present for the public hearing.

Present representing the applicant; by phone conversation Pepper Pesnell.

Fulton continued the public hearing to June 3, 2016 at 9:00 A.M.

Pride of America Mine (Yule Marble Quarry)- LUC-16-00006; The Planning Commission conducted a work session/no action. They reviewed the request for the expansion of the existing, permitted quarry operation at the Pride of America Mine (formerly the Yule Marble Quarry). The operation will expand the quarrying operations by approximately 23.5-acres, located approximately 3 miles south of the Town of Marble, legally described as a being located in the Sections 1 and 12, Township 12 South, Range 88 West, 6th P.M.

With a quorum present Chairman Fulton opened the work session.

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

Present representing the Gunnison County Planning Commission; Commissioners Fulton, Diani, Venard, Mugglestone, and Messner.

Present representing the applicant; engineer Ben Miller- Lewicki and Associates, and project general manager Daniel Treves.

Applicants' representative Ben Miller presented the proposed application. He said the name of the quarry had been changed from Yule Quarry to Colorado Stone Quarries. They have incorporated several new sites and changed the name. The marble from this quarry has been used in many government buildings throughout the United States, including the Lincoln Memorial and the Tomb of the Unknown Soldier. He gave a brief history of the quarry from the 1800s to today.

Miller said they are requesting to be processed as a minor impact; the quarry has essentially returned to the 1989 county approved permit. They would like to add another surface location, but not mine additional material. Most of the claims associated with the properties are load claims. It has been an active quarry for 100 plus years. The 2015 production was approximately 13,000 tons. The 1989 permit anticipated year round mining, but it did not occur. He added this area could be a nice destination for hiking, and winter time back country skiing. It is a historic quarry including the towers.

Starkebaum said the County is excited with the potential of new trails with the cooperation of the owner. Tourists will also be able to view the quarry safely.

Miller said there would be no change to the roads or use of the roads. Water is brought in for drinking, and water is recirculated for operational usage. Fire protection is provided by the Carbondale Fire Protection District. The only flood plain issue is at the crossing of the creek. The geo-hazard locations along the road need maintenance; this will help to mediate the dump pile issues. Wildfire hazards are handled by Carbondale. The access road is maintained year round. No wetlands have been identified. Miller said there are very few changes; just surface quarrying and the fixing of the waste dump issues.

Starkebaum said staff supports the applicant's request for a reduction of classification based upon the no additional impacts other than the expansion of surface area.

Moved by: Venard seconded by Diani to lower the Land Use review classification from major to minor impact. The motion unanimously approved. .

The site visit and public hearing will be conducted in Marble on July 1, 2016, in the Marble Community Church Fellowship Hall.

The commissioners directed staff to prepare the draft decision for the July 1, 2016 meeting.

Fulton closed the work session at 11:25 A.M.

Afternoon sessions were conducted in Crested Butte Town Hall, at 507 Maroon Ave., Crested Butte, Co.

Slate River Development – Cypress Foothills, LP, LUC –16-00009; The Planning Commission conducted a work session/ no action. They reviewed the proposed Sketch Plan to subdivide 44.4-acres, bisected by the Slate River. The East Parcel (30.4-acres) would be subdivided into 23 single-family lots, with the allowance for a secondary residence on each lot. The West Parcel (14.1-acres) remainder lot is proposed for annexation by the Town of Crested Butte.

With a quorum present Chairman Fulton opened the work session.

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

Present representing the Gunnison County Planning Commission; Commissioners Fulton, Venard, Diani, Mugglestone, and Messner.

Present representing the applicant; attorney Marcus Lock, Vice President of Cypress Equities Ken Aderhold, and SGM Engineer Tyler Harpel.

Lock described the proposal. The property was acquired in 2014. They had pursued annexation into the Town, although that was not done, the west parcel would be conveyed to the Town if east parcel is approved.

Aderhold said there had been many tests done on the landfill area. They have met with Town staff and the Mayor at the time. The east parcel will allow one house per acre. Their approach has been to enhance the community, and provide the owners a first class experience. They would provide homeowners amenities without creating issues for the Town. Their previous plan was a much higher density project. The west parcel will be designed on a grid like the Town. They have agreed to 50 ft. setbacks from the high quality wetlands. They are providing a resolution to the dump issues. The land could then be used for schools, affordable housing, relocation of fire station, or a public park. They will donate 12 acres to the Town on west side of the property.

Lock pointed out they are proposing 23 lots using a natural layout. If successful the west side parcel will be annexed into the Town. Addressing comments from the Division of Parks and Wildlife concerning human conflict with bears, elk migration, and domestic pets and wildlife, he said they have met with Parks and Wildlife to minimize their concerns. They have said there will be domestic animal control, proper fencing, and bear proof trash containers, and they will educate the owners.

Harpel said Crested Butte Fire is supportive and they will address the District's concerns. Crested Butte Fire would like to see two access points in the subdivision.

Harpel said they have agreed to build 8th Street, but it will be turned over to the Town's public works when it is finished. He added that the road will fit in and a slope stability analysis has been done. He noted they will be tying into the Town's central sewer system. The trails connect along the river which connects to a Town trail all the way to Rainbow Park. The water system has been designed to be a self-sufficient system. They will have a pump & treatment system. They will need to bury a water storage tank. The gas, electric, and telephone all have connection points running up the right of ways on the roads.

Lock said the bridge would be placed 10 ft. to 12 ft. above high water.

The site visit and public hearing will be conducted July 15, 2016. The public hearing will be conducted in Crested Butte Town Hall.

Fulton closed the work session.

Foxtrot Subdivision – Moon Ridge Ranch, LLC- LUC-15-00039; The Planning Commission and Board of County Commissioners conducted a continued joint public hearing/no action. They reviewed the proposal for the subdivision of 13.23-acres into four single-family residential lots. The property is located approximately 1 mile north of the Town of Crested Butte, east of Gothic Road, west of and adjacent to Moon Ridge Subdivision. The parcel is located within the NW1/4SE1/4 Section 35, Township 13 South, Range 86 West, 6th P.M.

With a quorum present Chairman Fulton opened the public hearing

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

Present representing the Gunnison County Planning Commission- Fulton, Mugglestone, Diani, and Venard. Commissioner Messner left the meeting. No member of the Board of County Commissioners were present.

Present representing the applicant; attorney David Leinsdorf, and Jenny Knox.

Attorney Leinsdorf requested a four week delay of the continued public hearing; continued to June 17, 2016 at 9:00 A.M., in the Crested Butte Town Hall.

The commissioners agreed to the request for the delay.

Fulton adjourned the meeting of the Planning Commission at 2:15 P.M.

/S/ Beth Baker

Community Development Department Services Manager
Gunnison County Community Development Department