

**GUNNISON COUNTY PLANNING COMMISSION**  
**PRELIMINARY AGENDA: Friday, December 6, 2019**

- 8:45 a.m.**
- **Call to order; determine quorum**
  - **Approval of Minutes**
  - **Unscheduled citizens:** A brief period in which the public is invited to make general comments or ask questions of the Commission or Planning Staff about items which are not scheduled on the day's agenda.
- 9:00 a.m.** **Continued to December 20 Roper Subdivision** continued joint public hearing, request to subdivide four lots on an approximately 189-acre parcel. Lot 1-3.37 acres, Lot 2-3.38 acres, Lot 3-8.22 acres and Lot 4- 174 acres (remainder of the ranch.) The parcel is generally located 8 miles northeast of the City of Gunnison; approx. ½ mile east of Highway 135, r on the east side of the Gunnison River.  
**LUC-19-00012**
- 10:00 a.m.** **Iglesia Rios De Aqua Viva De Gunnison** work session, request to utilize an existing restaurant building (Fiesta Mexicana) located at 37762 U.S Highway 50 Unit B as a Church.  
**LUC-19-00041**
- 10:45 a.m.** **Shady Island River Park**, work session, request to develop a River Park on an approximately 10.5-acre parcel, located approximately 1.5 miles north of the City of Gunnison on Highway 135. The park will replace the unpermitted North Bridge site used by boaters to launch boats. The park will include a safer boat launch, improved parking, camping, picnic and play areas, and improvements to the riparian areas. **LUC-19-00037**

**Adjourn**

Friday, December 6, 2019

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The Gunnison County Planning Commission conducted a regular meeting in the Planning Commission Meeting Room in the Blackstock Government Center, 221 N. Wisconsin, Gunnison, Co. **Present:**

Chairperson- AJ Cattles Vice-Chairperson-Jack Diani Alternate Commissioner- Daniel Spivey Alternate Commissioner- Laura Puckett Daniels	Director of Community and Economic Development-Cathie Pagano Senior Planner – Rachel Sabbato Senior Planner- Hillary Seminick Manager of Administrative Services- Beth Baker Others present as listed in text
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**Recused/Absent/Seated:**

**Absent:** Commissioners Rogalski and Plata

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With a quorum present Chairperson Cattles opened the December 6, 2019 regular meeting of the Planning Commission.

Moved by Diani seconded by Puckett-Daniels to approve the Planning Commission meeting minutes of November 15, 2019 as presented, the motion passed unanimously.

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**Idelsia Rios De Agua Viva De Gunnison (LUC-19-00041)** The Gunnison County Planning Commission conducted a work session. They discussed the request to utilize an existing restaurant building (Fiesta Mexicana) located at 37762 U.S Highway 50 Unit B as a Church.

With a quorum present Chairperson Cattles opened the work session.

Present representing the Commission; Commissioners Cattles, Diani, Spivey and Puckett Daniels.

Present representing staff; Senior Planner Rachel Sabbato and Manager of Administrative Services Beth Baker.

Present representing the application; realtor Matt Robbins and applicants Pedro Vitinio and interpreter Victor Lira.

Cattles stated he has been involved with the neighboring property, but he has no conflict of interest with this application.

Robbins explained the applicants are requesting to establish a church in the existing vacant Fiesta Mexicana restaurant building. There will be no structural changes. There are bathrooms and sufficient parking. They will not be using the commercial kitchen on site- there are no appliances in the kitchen.

Lira said for years they have been working with Hispanic community, but their current facility is too limited in size.

Sabbato pointed out the referral agency comments have been included in the staff report.

Puckett Daniels asked if the motel next door is still in business. Have they been contacted? Robbins said they would be contacted for the public hearing. The motel manager is keeping an eye on the building for the restaurant owners.

Diani asked about the classroom. Lira said the classroom will be used for Sunday school and bible study. Diani asked about the business activities. Lira said there will be counseling, and church activities.

The commissioners determined they did not find a site visit necessary.

Diani asked about the nonconforming uses.

The commissioners discussed the locational standards and non-conforming uses. They noted the City of Gunnison comments were positive. Spivey requested specific clarification from the City as to if this complies with their Three Mile Plan.

Cattles asked about the ownership of the driveway. Robbins explained it is an easement on the plat.

The commissioners directed staff to prepare a draft decision of approval for review following the public hearing.

The public hearing will be conducted December 20, 2019 at 9:00 A. M.

Cattles closed the work session.

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**Shady Island River (LUC-19-00037):** The Gunnison County Planning Commission conducted work session. They reviewed the request to develop a River Park on an approximately 10.5-acre parcel, located approximately 1.5 miles north of the City of Gunnison on Highway 135. The park will replace the unpermitted North Bridge site used by boaters to launch boats. The park will include a safer boat launch, improved parking, camping, picnic and play areas, and improvements to the riparian areas.

With a quorum present Chairperson Cattles opened the work session.

Present representing the Commission; Commissioners Cattles, Diani, Spivey and Puckett Daniels.

Present representing staff; Director of Community and Economic Development Cathie Pagano and Manager of Administrative Services Beth Baker.

Present representing the application; Gunnison County Director of Sustainable Operations John Cattles.

Cattles provided a brief description of the project application. The park is intended to replace the unpermitted parking lot and boat launch directly across the highway. The County purchased this property to rectify that situation. The park will include:

- large parking area for boat trailers, cars and trucks
- boat launch area
- two restrooms, one at the pavilion and one at the boat launch area
- 19 tent camping spaces
- 1 camp host RV space

Commissioner Cattles asked if the boat launch is going to be paved; John Cattles said it had not been determined, but it will be a hardened surface you can back a trailer to the river on.

Diani asked about the flooding issues. Cattles said the entire park is in a flood zone and it is a concern and factor in all the engineering.

## **Site Visit Comments**

**Spivey** - It was good to see the scope and scale of the project, how it looks now and what the plan is.

**Puckett**- It is helpful to understand the scale of the project, the drawings look more expansive than it actually is. Seeing the distance to neighbors etc. was valuable.

**Diani** – it made a big difference to walk the site to get an idea of where all the features will be.

**Cattles-** echoed the same comments. He added the vegetation is thick and overgrown. There are a large number of residences on the north side of property. He asked how much vegetation clearing will be done and how they will mitigate the impacts to the neighbors. John Cattles said they are planning a privacy fence to provide some buffer to the neighbors. The intention is to build a privacy fence to separate the park and the neighbors and maintain as much vegetation as possible. They took efforts to locate improvements as far away as practical to lower the impacts to the neighbors.

Puckett Daniels requested information on the privacy fence. Cattles explained it would be a cedar fence at least 6 ft. tall, and the planks will be tight.

Spivey asked about lighting. Cattles explained there would be very little lighting; some minimal lighting on the buildings, no lighting at the camp site, or improved driveway. They will do the absolute minimum based on the structures.

John Cattles noted a comment letter from Garlic Mike's owners Mike and Traci Busse had been submitted, expressing their concerns with parking. Currently Busse's are leasing a parking lot from the County. They were notified that during the park construction phase the parking lot would be closed. The County does not intend to connect this parking lot to Busse's parking lot. The County is considering making it paid parking, to have the users of the site pay for the site. Pagano said staff had met with the Busse's about the parking, noting the County is open to working with them. The paid parking scenario is undetermined for now. John Cattles added the lot will eventually be paved and striped.

Commissioner Cattles asked if it will be a park and ride in the winter season. John Cattles said they will not be clearing the snow in the winter, but would be open to park and ride discussions with the RTA.

Pagano asked about the project classification. Commissioner Cattles said this will be a lower impact than the 16 single family residences the site had been previously approved for. Pagano noted before the subdivision was approved the site was an RV park. She explained a major classification is not a higher standard of approval, just a longer review time frame.

Diani asked if the old infrastructure and debris from the old cabins will be moved and mitigated. John Cattles explained the old septic systems are pumped and collapsed. The cabins and debris have been moved. The mess out there now and the piles of material will be cleaned up. They are attempting to bring it back to its natural state as much as possible.

The commissioners discussed lowering the impact classification from major to minor impact. Pagano explained all the same engineering requirements, etc. required for a major impact are also required for a minor impact. The primary difference is there is no sketch plan (conceptual phase.) The application is front loaded with all that information in the beginning.

John Cattles explained the traffic impacts are already present, just across the highway, at the non-permitted site. The water and sewer impacts will be much lower than the previously approved 16 lot single family subdivision.

Diani asked about the demand for services, he requested staff contact the County Sheriff concerning the need for patrolling and enforcement. John Cattles explained with a camp host on site, the site will be monitored.

Puckett Daniels expressed concerns with the possibility the space could be used in an inappropriate manner. What kind of support will the camp host have if there are issues? What are the plans so the impacts stay minor? John Cattles said guidelines can be written, and this is two miles from the City of Gunnison so law enforcement is close. Commissioner Cattles said this is essential because of the possible impacts to the neighbors.

Diani said this fits a minor impact classification because the environment will be improved, and the County is doing everything to reduce impacts to surrounding areas.

Puckett Daniels agreed the traffic impacts are already there. She was concerned 19 tent sites may be a major impact.

Spivey's concerns were for the public's opportunity to comment may not be sufficient in a minor impact review. Pagano explained the public will have ample opportunity during the public hearing in a minor impact review.

Commissioner Cattles was leaning towards a minor impact classification because the traffic impacts are already present. Diani added this will make the site safer.

Pagano explained, in order to remain transparent, the County is both the applicant and regulator in this situation.

John Cattles described the extensive public outreach process that had taken place. There have been stakeholder meetings, meetings with the neighbors, site visits, and a public presentation to the BoCC.

Spivey said as a whole the project falls under a minor impact classification. Puckett Daniels agreed with Spivey. Diani agreed a minor classification was appropriate.

Commissioner Cattles noted the commissioners cannot consider the work that the County has already done as a reason for a minor impact classification. The County must meet all the same standards as any other applicant.

It was noted the City of Gunnison supported the project.

Commissioner Cattles agreed this falls under the necessary location standards, but the impacts to the neighborhood must be addressed.

John Cattles explained the County will be drilling a well 100 ft. deep, to be tested by the State for water quality. At that time they will determine what type of water treatment will be needed.

Pagano asked what additional information the commissioners needed. Diani requested comments from the Sheriff's office. Spivey asked for information on how the County plans on maintaining, staffing and other issues of running the park and camp ground. Puckett Daniels noted responsible stewardship it is an important part of the process.

Commissioner Cattles closed the work session.

The commissioners agreed another work session was necessary, it will be conducted December 20, 2019

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The meeting was adjourned at 12:30 P.M.

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