

GUNNISON COUNTY PLANNING COMMISSION
PRELIMINARY AGENDA: Friday, January 24, 2020

- 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. **Shady Island River Park**, Public Hearing- to discuss 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. **LUC-19-00037**

11:30 a.m. **Building Official- Crystal Lambert**, Public Hearing- to discuss County building contractor licensing.

Adjourn

The applications can be viewed

Entering – permitdb.gunnisoncounty.org

- Projects
- Application # **LUC-19-00037**
- Attachments
- View

**COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, January 24, 2020**

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 Commissioner-Vince Rogalski Commissioner-Diego Plata Alternate Commissioner- Daniel Spivey	Director of Community and Economic Development- Cathie Pagano Manager of Administrative Services- Beth Baker Others present as listed in text
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Recused/Absent/Seated:

Absent: Laura Puckett Daniels

Recused: AJ Cattles from Shady Island application

Seated:

With a quorum present Vice-Chairperson Diani opened the January 24, 2020 regular meeting of the Planning Commission.

Moved by Rogalski seconded by Plata to approve the Planning Commission meeting minutes of, December 20, 2019 as amended, the motion passed unanimously.

Shady Island River Park (LUC-19-00037) The Gunnison County Planning Commission conducted a public hearing. They discussed 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.

Chairperson Cattles has been recused from the review of this application.

Present representing the Planning Commission: Commissioners Diani, Rogalski, Plata and Spivey.

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

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

Vice- Chairperson Diani determined a quorum and opened the public hearing.

Baker explained the notice was not published appropriately in the Gunnison Country Times and Crested Butte News, it has now been noticed as a continued public hearing in the Times and News. The applicant has submitted the certified mailing receipts, the affidavit of posting and the photo of the property posted.

Cattles presented a map illustrating the proposed park, a photo illustrating the existing conditions of the river put in, and photos of the new site. He explained the site was previously approved for a 16 lot subdivision.

He noted there had been significant outreach to stakeholders and land managers to try to understand the wildlife needs. There were also several public outreach meetings. The meeting included the Gunnison Farmers Market, the Whitewater Festival and the neighbors walked the site. They also reached out to the immigrant community and school age children. This outreach went through the fall of 2018. Some of the input included a need for picnic areas, a nature based campground, camping, boat put in, signage to protect private property, restrooms, and fishing. They had also received negative comments on camping. They are trying to keep the site as natural as possible.

He said based on the comments received:

- Camping is limited to tent camping
- No camping permitted on the island
- Size of the parking lot was increased
- Boat prep areas added

He noted a loop system will be installed, the bridge will be one lane and include a pedestrian walkway. There will be a walk in ramp for SUPs or kayaks and improvements to the fishery.

He showed a map of the existing trails that tie into the site.

He said they conferred with the BLM concerning campground maintenance.

There will be:

- A seven day maximum stay
- Bear proof trash containers, dumpsters and food boxes
- An online reservation system, same day reservations will be accepted
- The camp host will sell firewood, no firewood can be collected on site
- No showers in the restrooms
- Quiet sites with noise regulations
- Eliminated the proposed fire pit and the two campsites nearest the neighbors, which provides a 100 ft. setback
- A privacy fence, to prevent trespass and add privacy for the neighbors

He said Mystery Lane is a private road, and with the improvements Mystery Lane could be turned into accidently. They will put private property signage on the highway, and a turnaround so a trailer could turn around.

Plata asked about signage. Cattles explained there would be a sign to identify Shady Island River Park and tourist directional signage on the highway. Rogalski suggested private property signage. Cattles agreed this would be appropriate.

Pagano reported the County had received the CDOT access permit. There will be no additional pavement required, but there will be restriping of the highway lanes. She asked the commissioners to consider the water quality standards memo, which refers to the *Gunnison County Land Use Resolution* (LUR) water quality standards. The memo recommends considering Shady Island River Park as a whole project rather than pieces. Following a discussion the commissioners agreed this was reasonable.

Plata asked about the well, and water augmentation. Pagano explained there was a well permitted in the 1970s for the original park. There is no requirement for augmentation, but in the future there may be. Cattles estimated the water used as very minimal for the restrooms, less than a ½ acre ft. per year of water. They have a permit to redrill this well. The water will be treated.

Diani asked how they determined the number of camping sites. Cattles explained 19 camping spots is a combination of the code size requirements and working around the natural vegetation. Nineteen sites fit, and the revenue would help to pay the camp host. He noted the need for camping in the valley has been identified by all the land agencies in the valley. Disbursed camping has been eliminated in the north end of the valley, and there is very little camping near the City of Gunnison.

Plata asked how many restroom stalls there will be. Cattles said there will be a male and female restroom facility, with four stalls total. Plata suggested an enclosed cubical for a changing area. Cattles agreed, but they have not designed the restrooms yet.

Matt McCombs, District Manager US Forest Service supported the proposal. He said it is much more thoughtful to address the high demand for camping. There will be benefits to having a camp host as a presence to ensure quiet hours are observed, and to help with maintenance required on an ongoing basis. He said providing this type of amenity adjacent to a river is a unique benefit for residents and visitors now and into the future. It is a nice fit with the other recreational opportunities.

Kristy Murphy, BLM recreation planning manager said she manages Oh Be Joyful and Hartman Rocks campsites. She agreed a camp host is needed on site to mitigate noise issues, trash removal, and restroom cleanup. She agreed limiting the camping to seven days will help.

Diani asked if one camp host is sufficient for a park this size. Murphy said this is very doable, in her experience it is adequate. Plata asked if 19 sites with six individuals in each site is too many. Murphy said with the onsite vegetation it seems appropriate.

Jay Wenum, Colorado Parks and Wildlife manager agreed there is a legitimate need for the park. If Colorado Department of Transportation (CDOT) sees the current parking as unsafe they could close it. He added there is a great need for designated camping because of human waste, trash, etc. It is critical when opportunities like this come up to provide them.

Rogalski was concerned feeding deer causes aggressive behavior. Wenum said this does not happen much but the potential is there.

Plata asked if there are down sides to the fishery. Wenum said no, it has been reviewed by staff. Engineers have been on site to discuss what is best. Plata asked if the port-o-pottie facility now present would be replaced by a restroom. Crosby said that site is owned by CDOT.

Marlene Crosby, Gunnison County Public Works said they manage parks throughout the County. The better care taken by the government, the better care the public will take care of it.

Public Comments

Travis Tucker general manger for Irwin Guides was in favor the project. He was pleased with the new ways to experience the river. He noted there is not adequate dispersed camping for the increased demand throughout the summer.

Gary Pierson, Western Colorado University (WCU) was in favor of the project. He said this will give WCU students great access, and teach students about stewardship of the natural resources. This is a very good amenity for WCU students and would be very much appreciated.

Scott Borden, WCU professor was in favor of the project. This is appreciated by the students and staff, and it helps with recruiting staff and students. It is a great opportunity for open space for our kids, providing more access to natural spaces.

Diani asked if there has been interest in using this as an outdoor classroom, as a living laboratory. Borden said yes, they have already used it in biology classes, Masters in Environmental Studies, and outdoor recreation classes.

Peter Kupferberg, adjacent owner was in favor of the project, the boating but not the camping. He has had increase in trespassing since the County purchased the property. The overnight camping proposal will be a problem because the number of people will increase. He did not anticipate a campground when he purchased his property.

Arden Anderson said he had previously managed the BLM outdoor recreation program. He is in favor of the project. He said walk in tent camp is the least desirable type of camping. He agreed changing areas are important.

Andrew Sandstrom supported the project.

Scenic River Tours, Carollynn Russell asked about the timeline for the project. Cattles said the initial phases could be done in the spring, before high water. They would stage the rest of the work through the summer, it won't be completed for use this summer.

Rogalski asked if there will the access to the river during construction. Cattles said no, and it is closed now.

Allen Johnson, adjacent owner is not in favor of the camping. He said this is just moving the traffic from one side of the highway to the other. He would rather have berming than a fence. He was concerned with potential light pollution.

Cattles addressed the public comments noting the fire pit will be eliminated, and bear boxes for food will be added. Plata added boxes for lost and found would be beneficial too.

Plata asked about winter use. Cattles had not considered a gate to close the park, but there will be no plowing. The campground will be closed unless there is a camp host. Diani said there could be cross country skiers.

Plata asked about the use of the parking lot for Garlic Mikes. Cattles said the parking lease had expired last month. They are working with Garlic Mikes to try to help.

Rogalski asked if people will be able to fill water tubs for cleaning dishes. Cattles said there will be spigots and maybe sinks on the outsides of the restrooms.

Diani requested clarification on when the campground would be open, if the park would be open in the winter or closed, or should it be a year round park to walk.

The commissioners directed staff to prepare a draft approval for review.

Diani continued the public hearing to February 7, 2020 at 9:00 A.M.

Building Official Crystal Lambert: The Gunnison County Planning Commission conducted a public hearing. They discussed building contractor licensing.

Chairperson Cattles determined a quorum and opened the public hearing.

Present representing the Planning Commission: Commissioners Cattles, Diani, Rogalski, Plata and Spivey.

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

Present representing the building contractor licensing program: Building Official Crystal Lambert.

Lambert presented the proposed program.

Baker confirmed the applicant had the public notice published in the Crested Butte News and Gunnison Country Times and on the county website.

Lambert gave a brief description of the program proposed. She noted there had been stakeholder group meetings, and work sessions with the Planning Commission throughout the year.

Lambert explained there would be licensing of building contractors required for both residential and commercial projects. An owner builder would not be required to be licensed, unless they build more than one house every four years. The licensing includes a knowledge component, and a test for both the residential and commercial licensing. The implementation, if approved, would be no less than one year from approval. The staff could facilitate some code training including practice exams.

Cattles asked when it would take effect. Lambert explained today she is asking for recommendation to the BoCC. The BoCC would have work sessions and a public hearing. She said summer of 2021 would be the earliest possible implementation.

Cattles asked if there would be an exemption for an individual building their own commercial structures. Lambert said no, only a residential structure and supporting structures on a property.

Lambert explained there is a continuing education component. It requires a license holder to obtain continuing education credits. There are online classes, and classroom code classes certified by the code council for credits. Staff could bring in trainers from time to time.

Diani asked if the International Code Council instructors are certified professionals in their field. Crystal said yes they are.

Plata asked if the testing is offered in other languages. Lambert said it is available in other languages.

Spivey asked the potential for grandfathering for contractors that have been working in the County for many years. Lambert said, after a lot of thought, she cannot see how that would be fair and equitable across the board. Staff can help them with practice exams. Exempting them out does not benefit the community.

Diani asked if one would test every three years. Lambert said no, you take continuing education and get credits.

Plata asked if contractors from other areas would have to be licensed. Lambert said yes they would.

Public Comments

Eric Jansen, City of Gunnison building official was concerned the liability cap required could be too high. The licensing fee should be less.

Dustin Behounik, State of Colorado electrical inspector for the Gunnison Valley was in favor of the program. The continuing education is an important component.

Astrid Matison, building inspector for the Town of Crested Butte was in favor of the program. She asked how the appeals process will work, and how this will be work with other jurisdictions. Lambert explained appeals in other jurisdictions will be handled by them. Appeals in unincorporated Gunnison County will go the County Board of Appeals.

Bill Barvitski, engineer was in favor of the program. He fully supports the education component, particularly the building codes. He said it is long overdue.

Bart Laemmel was in favor of the program and he supports the education component. He agreed continuing education is invaluable.

Eric Jansen asked if there is a time frame between failing the test and taking it again. Lambert said you can take it three times and then you are out for six months before you can retest.

Hal Hearn was in favor of the program and said the roll out time is fair. It should allow adequate time to get up to speed for testing.

Diani asked if someone fails the exam would they get feedback on what they missed. Lambert said yes they would get feedback.

Beth Shipman was in favor of the program adding there should be some level of help from staff, obtaining the education.

Arron Taylor asked if the license is in the name of the company or individual. Lambert said the individual would be licensed.

Barvitski suggested an insurance certificate be required each time a permit is issued.

Keith Fisher was in favor of the program.

Pagano explained the fees are low, building permit fees do not currently cover the costs. She would not advocate lowering fees.

Diani asked if there is a cost to continuing education. Lambert said some classes cost money, and some are free.

Behounik asked how continuing education will be verified. Lambert said through the International Code Council (ICC).

Cattles closed the public hearing.

Diani moved to recommend the building contractor licensing program to the BoCC seconded by Rogalski, the motion was approved unanimously.

Cattles closed the meeting of Gunnison County Planning Commission at 12:45 P.M.

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