

GUNNISON COUNTY PLANNING COMMISSION
PRELIMINARY AGENDA: FRIDAY, November 19, 2021
Participate in person or on ZOOM

- 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.**
- Cimarron Mountain Club (LUC-21-00020):** Work Session. The applicant has requested to reduce the number of owner families and number of private lots from 15 to 13, move the new equipment barn to the separate 35-acre Barn Parcel, construct up to ten "tiny houses" for use by staff, construction of a short road to access the staff housing and commons building, a new lodge erected on the 35-acre Lodge Parcel, install solar power system to supplement the grid power, and construct a 500 to 600 sq. ft. High Park Lake Cabin. Property at 5201 Cimarron Mountain Road Via County Road 858, located in T47N, R7W, N.M.P.M. Section 22: SE1/4, Section 27: All, Section 28: E1/2E1/2, Section 33: NE1/4NE1/4. Section 34: N1/2, Section 35: W1/2NW1/4, SE1/4NW1/4 and Lots 9 and 10.

**GUNNISON COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, November 19, 2021**

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-Laura Daniels	Director of Community and Economic Development-
Vice-Chair- Andy Sovick	Cathie Pagano
Commissioner-Vince Rogalski	Senior Planner – Rachel Sabbato
Commissioner- Melanie Miller	Manager of Administrative Services- Beth Baker
Alt. Commissioner- Julie Baca	Others present as listed in text

ZOOM: Commissioner Baca

ABSENT: Commissioners Appleton and Cox

With a quorum present Chairperson Daniels opened the November 19, 2021 regular meeting of the Planning Commission.

Moved by Miller seconded by Sovick to approve the Planning Commission meeting minutes of November 5, 2021, as amended, the motion passed unanimously.

Cimarron Mountain Club (LUC-21-00020): The Gunnison County Planning Commission conducted a work session. They discussed the applicant’s request to reduce the number of owner families and number of private lots from 15 to 13, move the new equipment barn to the separate 35-acre Barn Parcel, construct up to ten “tiny houses” for use by staff, construction of a short road to access the staff housing and commons building, a new lodge erected on the 35-acre Lodge Parcel, install solar power system to supplement the grid power, and construct a 500 to 600 sq. ft. High Park Lake Cabin. Property at 5201 Cimarron Mountain Road Via County Road 858, located in T47N, R7W, N.M.P.M. Section 22: SE1/4, Section 27: All, Section 28: E1/2E1/2, Section 33: NE1/4NE1/4. Section 34: N1/2, Section 35: W1/2NW1/4, SE1/4NW1/4 and Lots 9 and 10.

With a quorum present Chairperson Daniels opened the work session.

Applicant’s representatives Jim Aronstein, Kristofer Noel, Deborah Shaner, and Kevin Morley participated on ZOOM.

At the previous work session with the commissioners the applicants agreed to prepare a virtual tour of the site, in lieu of a site visit.

Noel prepared the virtual tour video by driving through the property. The care takers cabin and the lower mountain barn were visible. Those buildings were built several years ago. The barn is used as an equipment barn. They are asking for another equipment barn on the upper parcel. The cabin is currently used by owners while they are onsite. The upper equipment barn will be bigger and because of the location, will decrease the amount of fuel used by the snow cats.

Aronstein said they have a right-of way from the Bureau Land Management (BLM). The permit was granted in 2009 and amended in 2021. That access is private and not used by the public.

Noel said the fishing cabin will be on the Lake Parcel. The fishing cabin will be surrounded by the lake. It will be a one bed one bath cabin. The road was historically muddy and washed out, but now it has been improved and graveled.

Miller asked why the decrease from 15 to 13 parcels. Aronstein responded fewer people will create less disturbance.

Noel explained the staff village has always been in its current location. The new equipment barn will be a good distance from the staff housing units.

The mountain parcel is the new proposed location for the equipment barn. The equipment barn will be a 9,680 sq. ft., one story structure. The septic system is on a separate parcel. The well permit has been approved by the state, and will be drilled on the mountain parcel.

The staff village is located on a separate 35-acre parcel. Employee housing /tiny homes will tie into the septic system, using the natural springs for water. The central water system is fed by natural springs and into a water treatment system.

The existing yurts and new lodge are close to the employee housing, allowing the staff to walk back and forth. The dense trees will screen the staff housing. There are three existing yurts. The first green yurt will eventually be removed. The lodge and the yurts will be in close proximity to one another. The current use of the two double yurts is a kitchen, and powder rooms. The other two are two bedrooms built in 2018-19. The managers cabin was built in 2019.

The conceptual illustration of the proposed lodge was reviewed. It is 11,000 sq. ft, including the 5,500 sq. ft. basement. The staff housing will consist of ten, 500 sq. ft., park model homes. There will also be a 900 sq. ft. common unit. The staff units will each have a front porch windows on the back side. The windows will look into the forest, not into one another's cabins.

Aronstein said each individual owner owns a private 35-acre lot, and is allowed to build an individual cabin. Each private 35-acre parcel with a cabin will need their own septic system. Most owners would prefer to stay in the lodge, which is designed with six on-suite bedrooms and the use of the yurts. Many of the owners will not build private cabins. The lodge is a reason many will not build their own cabins. There are three open-space parcels totaling approximately 1,100 acres.

Chairperson Daniels asked if there would ultimately be two equipment barns. Noel confirmed there would be two, the original on the lower parcel and a new equipment barn on the upper parcel.

Commissioner Miller expressed concern the lodge has gotten much larger and there is a possibility of building a home on each 35-acre parcel. It was confirmed there is a possibility for 13 homes to be built on the property.

Aronstein responded it was likely the owners will not build individual homes. Director Pagano noted it is only speculative. They are allowed to build individual homes and might.

Commissioner Miller reiterated her concern with 13 possible homes, the caretaker unit, manager unit, yurts, two barns and 10 staff units. Aronstein said if this lodge is not approved the owners will have to build cabins on their own parcels to enjoy the area. He added this is the final master plan. They will not be coming back to build additional structures.

Fire protection engineer Deborah Shaner has worked with Gunnison Fire Protection District. They calculated there would be 60,000 gallons of water needed. There will be four large areas for dry hydrants and the pond. The lodge will be sprinkled. Noel added there are ten ways off the mountain, for egress, in case of emergencies.

Aronstein explained the road system is constructed and in place, and much of it goes into Montrose. The road plans were submitted showing grade, and cross sections. It has been reviewed by public works.

Chairperson Daniels inquired about emergency access in the winter. Aronstein said there is no expectation emergency services would respond in the winter months. If there is a medical emergency they will call Care Flight for evacuation. Daniels asked if there is a duty or obligation to respond for emergency service. Sabato said no, but they are working with the Fire Marshal.

Commissioner Miller asked if there had been an environmental assessment (EA) done. Aronstein confirmed an EA was completed and submitted to the Bureau of Land Management (BLM), in conjunction with their right-of-way permit. The applicants will submit the EA to the county.

Noel explained there are several historical water decrees and a comprehensive water decree from 2017. The water comes from springs on the mountain. Also, there is 400-acre feet of High Park Lake water storage. They have a two-step water augmentation plan, and permit to drill a well for the equipment barn. There are septic systems planned for each individual parcel.

The covenants provide wildlife protection including bear proof trash cans, wildlife friendly fencing, and limitations on road use and what construction can be done during calving.

The wetlands on the property were delineated, and they have a drainage diversion plan.

Planner Sabato said a map of the multiple points of egress and where the dry hydrants are located were both needed. The covenants should state the square footage allowance will comply with the current Gunnison County standards at the time of building.

The commissioners directed staff to schedule a public hearing, when the applicants have submitted the requested documents, and the commissioners have adequate time to review the requested information.

The commissioners closed the work session.

The meeting was adjourned at 11:00 AM.

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