

**GUNNISON COUNTY PLANNING COMMISSION
AGENDA: AUGUST 4, 2006**

- 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.** **Tomichi Creek Subdivision, West Elk Properties LLC, represented by David Leinsdorf,** joint public hearing/no action, sketch plan, subdivision of 23.5-acres into 20 single-family lots, located southwest of the City of Gunnison, at the end of Fairway Lane
- 11:00 a.m.** **Blue Jay Condos and Cottonwood Grove Townhomes, Rommjo, LLC, represented by David Leinsdorf,** continued joint public hearing/no action, 6 condominium units, and 12 townhome units, in three duplex and two triplex buildings; located west of the City of Gunnison, south of Highway 50
- Noon** **Lunch**
- 1:00 p.m.** **Sky Ranch at Ute Trail, represented by David Leinsdorf,** work session/no action, request for expansion of camp facility; including new structures, renovation to existing structures and upgrades to infrastructure, located at 1329 Highway 149, 11 miles north of Lake City
- 2:00 p.m.** **Walker,** work session/no action, request for a duplex in compliance with Section 5-207: Protection of Water Quality, Lot RNT-4, Skyland River Neighborhood
- 3:00 p.m.** Planning Commission will leave for site visit
- 3:30 p.m.** **Casey and Kassie Shook - Site Visit,** proposed subdivision of 3.26 acres from 22.96-acre parcel for single-family use on each lot, located on County Road 744 (Spring Creek), in Section 22, in S1/2 NW1/4, Twn 15 S, R 84 W, 6th P.M.

Adjourn

GUNNISON COUNTY PLANNING COMMISSION
Regular Meeting Minutes
August 4, 2006

The Gunnison County Planning Commission conducted a regular meeting, in the Commissioners' Meeting Room in the Blackstocks Government Center. **Present were:**

Chairman-Dave Houghton	Director of Planning-Joanne Williams
Commissioner-Mike Potoker	Assistant Director of Planning- Neal Starkebaum
Commissioner- Ramon Reed	Planner- Cathie Pagano
Commissioner- Richard Karas	Administrative Assistant- Beth Baker
Commissioner- Nick Lypps	Others listed as presented in text
Commissioner- Ian Billick	

Chairman Dave Houghton determined a quorum existed and opened the regular meeting of the Gunnison County Planning Commission at 8:45 A.M.

Houghton noted Vice-Chairman Jeff Wilkinson has withdrawn from the Commission. He stated the Commission appreciates the many contributions made by Wilkinson.

Reed moved to nominate Commissioner Ian Billick to Vice-Chairman seconded by Karas. Motioned passed unanimously.

MOVED: by Lypps seconded by Reed to approve the minutes of July 7, 2006 as presented. The motion passed unanimously.

The Commission will not be meeting on September 22, 2006. The planners will be attending a conference.

The Commission agreed to conduct a site visit to a drilling rig, September 15, 2006.

UNSCHEDULED CITIZENS: Attorney David Leinsdorf requested the Commission consider the Planning Commission meetings be held a different day of the week rather than Fridays. Assistant Planning Director Neal Starkebaum explained public notice requirements are easier to accomplish with meetings being held on Fridays, because the newspapers only publish on Thursdays. The Commission considered the request but declined to change the day of the meetings.

TOMICHI CREEK SUBDIVISION: The Planning Commission and Board of County Commissioners held a joint public hearing to review the sketch plan, for the subdivision of 23.5-acres into 20 single-family lots, located southwest of the City of Gunnison, at the end of Fairway Lane. Applicant Mark Lucas, designer Jim Sell and attorney David Leinsdorf were present representing the applicant. Board members Paula Swenson and Hap Channell attended the hearing.

Chairman Dave Houghton opened the public hearing.

Administrative Assistant Beth Baker confirmed the applicants had submitted the proof and posting and certified mailing receipts and the planning department had the notice published in the Gunnison Country Times and Crested Butte News.

Houghton acknowledged letters received from Laura McCall and Ray Szalar.

Sell submitted an aerial photograph illustrating the 23-acre site. He said the 20 homes would result in approximately half acre lots. There are two ditches that traverse the site. The subdivision will tie on to the Dos Rios water and sewer district lines. There will be protective covenants on the property. The building materials will include muted colors and no composition shingles will be used. There will be a limitation of two dogs and two cats per residence. There will be an architectural review board. A trail has been proposed; it would generate additional trips per day and would require the developer to improve the road. There is a wildlife buffer between the lots and the creek. Most drainage will go through the ponds. There are 10.5 acres of residential lots leaving approximately 12.5 acres for open space. The residences on the lots that abut the creek will be limited to a 5000 sq ft footprint including the garage. The residences on the lots that do not abut the creek will be limited to a 4000 sq ft footprint including the garage. The garages will be required to be at least 480 sq ft; to try to limit the amount of stuff outside.

Lucas said the improvements to Fairway Lane have been discussed with the county.

Commissioner Mike Potoker asked if a right of way connecting to the propriety east of the development should be planned for in the future. Lucas said they have planned for that in the future.

Commissioner Richard Karas asked what portion of Fairway Lane widening the developer would be required to pay for. Lucas said he has discussed this with the county and they have roughly discussed approximately 50% of the costs would be paid by the county. Board member Paula Swenson said there are existing deficiencies with the road and it is similar to the situation with the Brush Creek Road improvement being shared by the developer and the county.

Commissioner Ramon Reed requested a maximum foot print be defined in the covenants and design guidelines. He would like to see it more restrictive than outlined in the *Gunnison County Land Use Resolution* (LUR).

Assistant Planning Director Neal Starkebaum said the City of Gunnison has not commented yet.

Commissioner Nick Lypps asked about the domestic animal issues adding cats will kill birds in the wildlife area.

Board member Hap Channell said the strain on public works is extreme at this time. Channel also explained property taxes do not pay for road maintenance. Leinsdorf said it is not in the best interest of the residents of Fairway Lane to dump that traffic on to Fairway Lane rather than Gold Basin Road. Houghton requested a map a little bit larger to see the roads. Sell said a development can be done with the developer dedicating the roads to the public but maintaining them privately.

Potoker asked about the easement through the property. Lucas said it will be a pedestrian path open to the general public. He acknowledged parking could be a potential problem. Lypps suggested installing a bike rack.

Resident of Fairway Lane Ray Szaler said the golf course has closed their trail to the public because of the problems with bicycles. He encouraged the applicant to install public roads for pedestrian use. He expressed concern with the water in the ponds and asked if the water rights were deeded. Lucas replied that they have the same water rights as Valco.

Tomichi Condos president Steve Ruffe said when their path was closed to the public the people began to trespass behind the condos. He expressed his concern with the parking for the trail blocking the emergency access.

Property owner on Fairway Lane Laura McCall said she was under the impression the county plan is not in place and said this development should be put on hold, until the county plan is complete. She said the proposed new development does not go with the older development. She said if this development goes through it will adversely impact her home and the others on Fairway Lane. She said the roads and trails should be done in one plan not pieces. She was concerned with petroleum runoff adding to the degradation of Tomichi Creek. It was her hope that this development would not be approved and the property would be dedicated open space.

Fairway Lane resident Sue Mundell was concerned with the increased traffic. She said there are a great number of children in the area. She requested stop signs to slow people down.

Developer Mark Lucas said the school bus and emergency vehicles will be accessed by a loop.

Fairway Lane resident Kristen Holden reiterated concerns with the traffic. Holden said the proposed trail could be an amenity to Fairway Lane.

Karas asked about water pollution from the road. Sell explained said runoff from the roads will go through the ponds; resulting in the runoff being clean and settled out. He said a silt fence will be used during construction.

Assistant Planning Director Neal Starkebaum said the amount of land involved will require a storm water drainage plan and the covenants may need to address the owners changing their oil in cars etc. Sell explained the type of landscaping allowed could reduce the amount of fertilizer used.

McCall suggested leaving the road the width as is and said the trail should not be behind the homes.

Houghton explained this development going next to existing development is preferable to leap frog development.

Public Works Director Marlene Crosby was present to discuss Fairway Lane and the traffic. She said the issue has been the speed of the traffic. A traffic engineer has done a road study and he did not recommend traffic control devices of any kind. She acknowledged it has been an ongoing neighborhood issue. There are unique issues with this road and neighborhood. The road placement is in question; the corners of the neighborhood lots are being defined. Speed tables are being considered. She has asked the HOA to have the homeowners identify the corners of their lots. She is exploring a paved shoulder signed and painted for pedestrians and noted the City has done that on Colorado and Denver and it has been successful. Crosby said intersection controls with signage have been considered.. Swenson said the Sheriff's department has been monitoring Fairway Lane. Commissioner Ian Billick asked if there was any control on Fairway Lane and Wild Goose Lane intersection. Crosby suggested looking at a roundabout. Szalar agreed a roundabout could be effective. Potoker said rubber speed bumps used in the summer are effective in his subdivision.

Potoker asked about an easement for fishing. Lucas said it is not a fishing easement it is a walking trail. He said it could be a trail to get to the river to go fishing.

Potoker said the hours of construction should be addressed, as this could be a five to ten year project.

Houghton outlined the issues to be addressed by the applicant:

- Fairway Lane
- Public/ private roads in Tomichi Creek Subdivision
- Public dedicated roads / privately maintained.
- Trail
- Trespassing
- Domestic animals
- Master planning roads and trails
- Traffic
- Water augmentation
- Wetlands
- City of Gunnison comments
- Drainage map /water quality
- Construction hours
- Parking on the trail
- Control bicycles with fencing
- Trails commission representative present at the next meeting
- Drainage runoff

Houghton continued the public hearing to August 18, 2006 @ 1:00 P.M.

BLUE JAY CONDOS & COTTONWOOD TOWNHOMES: The Planning Commission and Board of County Commissioners held a continued joint public hearing to discuss the sketch plan for, six condominium units, and 12 townhome units, in three duplex and two triplex buildings; located west of the City of Gunnison, south of Highway 50. Board Member Paula Swenson was present for the meeting.

Schumacher described the changes he has made since the last meeting. He said he has increased the amount of snow storage and open space. He has reduced the total number of units, by reducing the triplexes to duplexes; reducing the total by three units. The entrance will be on the south side; resulting in more less pavement and more grassy areas.

Lypps reiterated his concern for a small children play area. Billick suggested an adjustment of some parking and snow storage to result in a more contiguous open space area. Schumacher agreed to take the excess parking out to increase the open space.

Schumacher said he will keep whatever trees he can but can not promise which ones that would be yet.

The Commission expressed their appreciation for the rearrangement and change in density Schumacher has agreed to.

Houghton asked Schumacher to address:

- A detailed landscaping plan

- Lighting plan
- Drainage plan
- Covenants

Houghton closed the public hearing.

SKY RANCH AT UTE TRAIL: The Planning Commission held a work session to discuss a request for an expansion of a camp facility; including new structures, renovation to existing structures and upgrades to infrastructure, located at 1329 Highway 149, 11 miles north of Lake City. Doug McClain camp manager, attorney David Leinsdorf, engineer Joe Bob Merritt.

Chairman Dave Houghton recused himself from the proceedings.

Vice-Chairman Ian Billick opened the work session.

Billick seated Commissioner Richard Karas.

Merritt explained this camp is owned by individuals that reside in Texas. The camp is north of Lake City and south of the City of Gunnison. Ute Trail Ranch Foundation owns the 60 acres the camp is on.

Merritt did a power-point presentation illustrating the ranch as it is now. Sky Ranch is in its 51st year of operation. It is primarily geared for the 13-18 year olds. It was a boy's camp from 1942 to 1978. The summer program is dedicated to high school students. They would like to use the camp more year round.

Commissioner Ramon Reed asked how much of the original approval had been completed since 2000. McClain replied approximately three-quarters. McClain said they now looking at expanding to a more year round business.

Merritt explained the existing natural features include a drainage, seasonal creek flows, producing hay meadow, native grass sage grass meadows, sparse and dense pine meadows, a line of steep terrain and two agricultural ditches at top of hay meadows. It is bound to the south by an agricultural operation, to west by forest service, the north by Ute Trail Ranch and to the north by the Whinnery property.

Merritt said the majority of the buildings are clustered in one area. There is a small stable and corral. They have completed an administrative review with the county and have approval for a seasonal sleeping area for campers.

McClain said they want to build two agricultural facilities to be used commercially in the future. They will be used for storage. The horse stable will be used for agricultural purposes as well as stables for riding facilities. Horse back riding is an activity of the campers and they propose to use a trail rather than the road.

McClain said there are kitchen and dining facilities, parking, manager's quarters, equipment shed, bunk house, store, four small guest cabins and three staff units. They will relocate the four cabins, and build five new family style cabins, build a playing field, install a swimming pool and small multi purpose room, expand the kitchen and put in new trail. The dumpsters will then be enclosed. They will also upgrade the pond and line it. Minor repairs are generally needed on all existing facilities. They will increase the size of the leased land to include the guest structures. The proposed roads will have commercial and staff access.

Merritt explained the water supply consists of two wells that tie into a mixing house. The main addition needed is a 10,000 gallon water tank to serve the additions. Current waste is handled by ISDS and they would like to continue that practice. Billick asked the applicant to determine how much water will be used by the septic systems per day.

Merritt said they are proposing a capacity of 154 individuals to include staff and campers. The camp is used on daily basis. Some stay in camp, some go off on trails and some horse back ride.

Lypps asked how the people get to the camp. McClain replied currently the program uses chartered buses and vans and some families come in their own cars.

Billick asked if they use Forest Service and BLM land. McClain said they have a special use permit. He said the fire protection is done by the Lake City volunteer fire department. They have a standby set of tools and a tank with 500 gallons of water. In the summer they have a pond and irrigation ditch water for fire suppression. They have an evacuation plan. Potoker said the practical water supply for fire suppression is not adequate.

The applicant has requested a minor impact classification. There will be a site visit prior to the public hearing.

Reed would like to see a side by side oh what exists and what is proposed in facility and usage.

Lypps asked what the visibility impacts would be. Karas requested some photographs from the highway.

The Commission will conduct a site visit and public hearing on October 6, 2006.

WALKER/ PROTECTION OF WATER QUALITY: The Planning Commission held a work session with applicant Todd Walker to review a request for a duplex in compliance with Section 5-207: Protection of Water Quality, Lot RNT-4, Skyland River Neighborhood.

Chairman Dave Houghton opened the work session.

Walker had been sent back to the Skyland HOA to see if a single family residence could be built rather than a duplex. The single family residence was denied by the HOA. They did grant shifting of the building by 12 to 15 inches.

Lypps said Walker should mitigate the impacts to the wetlands. Potoker said he was confident after reading this report the applicant could mitigate the wetland issues using best management practices. Karas noted the recommendation should state clearly why this was allowed.

The Commission directed staff to prepare a draft decision of approval with conditions for mitigations as listed in the letter and an explanation of why will not set a precedent for another decision.

SHOOK/ ONE LOT SUBDIVISION: The Planning Commission held a site visit proposed subdivision of 3.26 acres from 22.96-acre parcel for single-family use on each lot, located on County Road 744 (Spring Creek), in Section 22, in S1/2 NW1/4, Twn 15 S, R 84 W, 6th P.M.

No minutes were taken during the site visit.

The regular meeting of the Gunnison County Planning Department was adjourned August 4, 2006 at 3:00 P.M at the Blackstocks meeting room and opened again for the site visit.

/S/ Beth Baker
Administrative Assistant
Gunnison County Planning