

**GUNNISON COUNTY PLANNING COMMISSION**  
**AGENDA: October 20, 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 question of the Commission or Planning Staff about items which are not scheduled on the day's agenda.
- 9:00 a.m.**     **Stock CB Investments**, work session/no action, proposal to replace existing residence with three unit residential building on existing 1.092 acre parcel, 2 miles south of the Town of Crested Butte, 26216 Hwy 135
- 9:45 a.m.**     **RPC II/Scott Hargrove**, work session/no action, proposed 8000 square foot commercial/industrial structure with attached residential unit, Lot 20, Riverland Industrial Park, Filing #2, south of the Town of Crested Butte.
- 10:30 a.m.**     **John Murphy**, work session/no action, proposed 1000 square foot single-family residence and separate 3200 square foot commercial/industrial building, Lot 28, Riverland Industrial Park, Filing #2, south of the Town of Crested Butte.
- 11:15 a.m.**     **Jim Cochran, Sage-grouse Coordinator**, short discussion regarding the Notice of Intent to Begin Proceedings for Further Regulations Regarding Gunnison Sage-grouse, Including but not Limited to Permanent Amendment of the Gunnison County Land Use Resolution
- 11:30 a.m.**     Leave Blackstock's for Site Visits
- 11:40 a.m.**     Site Visit: **Milisavljevich Subdivision**, site visit, proposed subdivision of 0.6217 acres into two lots, one lot with duplex and one lot with existing residence, located on lots 4A and 4B, Zupan Acres, west of Gunnison, 38126 Highway 50.
- 12:30 p.m.**     Site Visit: **Dillard Subdivision**, proposed subdivision of 3.15 acres into two single-family lots, one lot of 2.10 acres and one lot of 1.05 acres, located in Almont, 293 East River Lane
- 1:30 p.m.**     Site Visit: **Cement Creek Management, LLC**, request for a four-plex residential building on Lot 2, Block 3, Crested Butte South, Filing 1
- 2:15 p.m.**     Site Visit: **RPC II/Scott Hargrove**, proposed 8000 square foot commercial/industrial structure with attached residential unit, Lot 20, Riverland Industrial Park, Filing 2, south of the Town of Crested Butte.
- 3:00 p.m.**     Site Visit: **John Murphy**, proposed 1000 square foot single-family residence and separate 3200 square foot commercial/industrial building, Lot 28, Riverland Industrial Park, Filing 2, south of the Town of Crested Butte.
- 3:45 p.m.**     Site Visit: **Stock CB Investments**, proposal to replace existing residence with a three unit residential building on existing 1.092 acre parcel, south of the Town of Crested Butte, 26216 Hwy 135

**Adjourn**



**GUNNISON COUNTY PLANNING COMMISSION**  
**Regular Meeting Minutes**  
**October 20, 2006**

The Gunnison County Planning Commission conducted a regular meeting, October 20, 2006, in the Commissioners' Meeting Room in the Blackstocks Government Cent. **Present were:**

Chairman- Ian Billick	Assistant Planning Director- Neal Starkebaum
Commissioner-Mike Potoker	Administrative Assistant- Michelle Spain
Commissioner-Nick Lypps	Others present as listed in text
Commissioner-Richard Karas	
Commissioner-Ramon Reed	

Commissioner Mike Potoker determined a quorum existed and opened the regular meeting of the Gunnison County Planning Commission, October 20, 2006 at 8:50 A.M.

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Commissioner Dave Houghton resigned from the Commission on, October 13, 2006. The Commission discussed the vacancies on this board.

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Chairman Ian Billick arrived at 9:20 A. M., October 20, 2006.

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**STOCK TOWNHOUSES:** The Commission met with applicant Karen Stock for a work session. They reviewed a proposal to replace the existing residence with a three unit residential building on an existing 1.092 acre parcel, 2 miles south of the Town of Crested Butte, 26216 Hwy 135.

Assistant Planning Director Neal Starkebaum reviewed the history of this property. He explained the Planning Department located an application that was made in 1983; changing the use from single family to multi-family, but there is no record of this application ever being finalized.

Stock said the current structure, built in 1973, is approximately 1500 sq ft. She has applied to remove the existing single family residence and replace it with a three unit townhouse; one 2300 sq ft unit and two 1800 sq ft units- a total of 5900 sq ft. The Commission discussed whether or not the total square footage requested would include the garages.

Stock said they have purchased augmentation water from Upper Gunnison River Water Conservancy District for this project.

Commissioner Nick Lypps questioned whether the applicant had considered deed restricting all or any of the units, for affordable housing. Stock responded that they are not considering deed restricting these units. Commissioner Mike Potoker suggested possibly using a "soft deed restriction," of one the units in the project. He added that keeping the units small is important.

Commissioner Richard Karas questioned whether there are any drainage issues or wet land issues. Stock explained Bio Environs had completed study.

The outstanding issues were described as;

- A three-plex on a single family lot
- The minimal lot size of 1.092 acres
- Water and sewer availability- talk with the Town of Crested Butte and East River Sanitation District
- Neighbors concerns; aesthetics
- Locational standards
- Additional traffic
- Driveways
- Wetlands
- Homeowners covenants and bylaws

- Landscaping
- Review the Town of Crested Butte's Three Mile Plan
- Review the County Comprehensive Plan

There will be a site visit held this afternoon and a public hearing conducted, November 17, 2006.

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**HARGROVE/ COMMERCIAL SPACE;** The Commission met with applicant, RPC II/Scott Hargrove for a work session. They discussed a proposed 8000 square foot commercial/industrial structure with attached residential unit, Lot 20, Riverland Industrial Park, Filing #2, south of the Town of Crested Butte.

Commissioner Mike Potoker recused himself.

Commissioner Ian Billick requested a better vicinity map.

Applicant Scott Hargrove said he is considering condominiumizing this project in the future.

Commissioner Nick Lypps asked what was currently on this lot. Hargrove replied that the lot is vacant. Lypps questioned if there is a square footage maximum on this lot. Hargrove said there was no square footage limit.

Hargrove explained that engineer Jerry Greene had designed the septic system. He said the distance from the lot line to the river was adequate- noting there were no flood plain issues.

Lypps reviewed a letter from Sue Oates, concerning this project and its visual impacts. Hargrove said no outside storage is allowed at this time and if any outside storage is allowed in the future it would be required to be screened. He agreed to identify any possible future storage areas and trash area. He said the mail box area and runoff and drainage are identified on the plans.

The issues of concern were identified as:

- Drainage plan from a licensed engineer
- Floor drains in shop
- Restricted uses for septic system
- Parking spaces
- Covered outside storage
- Drainage plan
- Contact fire protection district
- Contact public works concerning driveway and reclamation
- Landscape bond
- Lighting plan to be submitted

There will be a site visit held this afternoon and a public hearing will be conducted on November 17, 2006.

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**MURPHY/ COMMERCIAL SPACE;** The Commission met with applicant John Murphy and contractor Keith Tinger, for a work session. They discussed his proposed single-family residence and separate commercial/industrial building, Lot 28, Riverland Industrial Park, Filing #2, south of the Town of Crested Butte.

Commissioner Mike Potoker recused himself.

Commissioner Ramon Reed questioned what the uses are in this area. Murphy explained that currently there are commercial, industrial and residential uses.

Murphy said the property owners' covenants are not being properly enforced at this time and cited, screening of outside storage as not being enforced.

Murphy explained he is requesting a shop area, storage and a residential unit.

Commissioner Nick Lypps asked if trees would be planted in the landscaping berms. Murphy responded that the wind was too strong in that location and trees would be planted in other locations on the parcel.

Assistant Planning Director Neal Starkebaum asked if wetlands delineation had been submitted to the Planning Department. Murphy confirmed that Bio Environs had done a study and a letter and been submitted.

Murphy stated because the adjacent lot owner, Philip Coombs was granted a square footage variance; Murphy said this now opens up the area to further development. He said either the covenants could be changed or he could go to the county for a variance.

Starkebaum agreed to contact the County Attorney for his opinion on the definition of a building. Reed questioned what the floor area of the building will be. Murphy replied that the single family residence will be 1000 sq ft, and two shops one 2000 sq ft and one 1250 sq ft- neither one with floor drains, covered storage area 2750 sq ft, for a total square footage of 7000 sq ft.

Murphy explained that he had designed the building to fit the foot print. The Commission asked what kind of an awning would be used and if there would be a roof overhang.

Reed questioned if the applicant would be changing the plans to adhere to the square footage limitations or if he would be seeking a variance.

Adjacent lot owner John Councilman said this is a good project.

Commissioner Richard Karas was concerned with a dirt working area and what goes into the ground water and septic system.

The outstanding issues were identified as;

- Submit additional information concerning wetlands
- A lighting plan to be submitted
- Contact Crested Butte Fire Protection District
- Submit an engineered drainage plan
- Specify total square footage
- Definition of a building – contact County Attorney for clarification
- Work with staff concerning screened outdoor storage
- Debris that could leach into a septic system

There will be site visit held this afternoon.

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**SAGE GROUSE/ LUR AMENDMENT:** The Commission met with Jim Cochran, Sage-grouse Coordinator for a discussion regarding the Notice of Intent to Begin Proceedings for Further Regulations Regarding Gunnison Sage-grouse, Including but not limited to a permanent amendment of the Gunnison County Land Use Resolution.

Jim Cochran was introduced and gave a presentation to the Commission.

Mike Potoker returned to the meeting at 11:25 A.M.

Cochran said the local Sage Grouse plan was introduced in 1997 and now the updated plans are being used as the working plan. He explained the deadline for this plan to be accepted is early March 2007.

Cochran explained he will be working with Assistant Planning Director Neal Starkebaum and the Division of Wildlife to draft the new regulations.

Starkebaum explained that 27 building permit applications had been submitted and reviewed by Cochran's office; finding no Sage Grouse issues. He also noted that all the reviews had been done within the normal review process; not causing any time delays.

There will be more work sessions concerning the Sage Grouse regulations.

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**DILLARD SUBDIVISION:** The Commission conducted a site visit: **Dillard Subdivision**, proposed subdivision of 3.15 acres into two single-family lots, one lot of 2.10 acres and one lot of 1.05 acres, located in Almont, 293 East River Lane. No minutes were taken during the site visit.

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**CEMENT CREEK MANAGEMENT LLC:** The Commission conducted a site visit: **Cement Creek Management, LLC**, request for a four-plex residential building on Lot 2, Block 3, Crested Butte South, Filing 1. No minutes were taken during the site visit.

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**STOCK TOWNHOUSES:** The Commission conducted a site visit :proposal to replace existing residence with a three unit residential building on existing 1.092 acre parcel, south of the Town of Crested Butte, 26216 Hwy 135. No minutes were taken during the site visit.

The regular meeting of the Gunnison County Planning Commission was adjourned at 5:00 P.M.

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/S/ Michelle Spain  
Administrative Assistant  
Gunnison County Planning