

GUNNISON COUNTY PLANNING COMMISSION
PRELIMINARY AGENDA: Friday, January 3, 2014

- 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.** **Bemis Subdivision, Ted and Kim Bemis, LUC 13-00026** work session/no action, request is for the subdivision of Lot 8, Dos Rios Home Sites Unit No. 2 Subdivision into two single-family residential lots, located approximately 1 mile southwest of the City of Gunnison, 1/2 mile south of State Highway 50, southeast of County Road 77 (Camino Del Rio)

- 10:00 a.m.** **Cross-Bar Ranch, LUC 13-00027,** work session/no action, request for third residence on one parcel, located east of the City of Gunnison and north of Sargents on County Road 888 (Whitepine), legally described as the S1/2E1/2NE1/4, Section 4 and the N1/2N1/2S1/2SE1/4, Section 9, Township 48 North, Range 5 East, and portions of Section 8, 16, 17, 20, 21, 27, 28 and 33, Township 49 North, Range 5 East, N.M.P.M., 3535 County Road 888

- End of Meeting**
- Report of actions taken by BOCC.
 - A brief period in which Commission debriefs on the day's processes, etc. No discussion or action on any specific Land Use Change Permit applications will take place at this time.

Adjourn

**GUNNISON COUNTY PLANNING COMMISSION
REGULAR MEETING
JANUARY 3, 2014**

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

Chairman- Kent Fulton
Vice-Chairman- Jeremy Rubingh
Commissioner- Warren Wilcox
Commissioner-Susan Eskew
Commissioner- A.J. Cattles

Director of Community Development- Russ Forrest
Assistant Director of Community Development- Neal Starkebaum
Community Development Planner-Cathie Pagano
Community Development Services Manager-Beth Baker

Absent; Commissioner Tom Venard

Others present as listed in text

With a quorum present Chairman Kent Fulton opened the regular meeting of the Planning Commission.

Moved by: Fulton seconded by Cattles to approve Planning Commission minutes dated December 6, 2013 as amended. The motion passed unanimously.

Bemis Subdivision, Ted and Kim Bemis, LUC 13-00026: The Gunnison County Planning Commission conducted their first work session, to discuss the request is for the subdivision of Lot 8, Dos Rios Home Sites Unit No. 2 Subdivision into two single-family residential lots, located approximately 1 mile southwest of the City of Gunnison, 1/2 mile south of State Highway 50, southeast of County Road 77 (Camino Del Rio).

With a quorum present Chairman Kent Fulton opened the work session.

Ted and Kim Bemis were present to discuss their application.

Ted Bemis explained their lot currently has one home on it. There is a deed restriction which allows a maximum three lot subdivision. They are requesting a two lot subdivision. The surrounding lots can also be subdivided. They are considering building a smaller home on the newly created lot. There is a County sewer easement on the newly proposed lot.

Assistant Director of Community Development Neal Starkebaum noted;

- Public Works Director Marlene Crosby- has approved the proposal
- The utility manager said there are available water and sewer taps
- The homeowners association has agreed to the proposal
- Wildlife Coordinator has been contacted and has no issues with the proposed lot split

Fulton requested clarification of the location of the current driveway for the existing residence, and proposed location of the new residence; Bemis pointed the locations out on a map.

Starkebaum asked the commissioners if they wanted to conduct a site visit; the commissioners said no, they were familiar with the location. Commissioner Eskew might drive by individually.

The commissioners agreed scheduling of a joint public hearing would be the next step. Starkebaum noted the joint public hearing will be scheduled as soon as possible.

Chairman Fulton closed the work session.

Fulton recused himself from the remainder of the meeting.

Cross-Bar Ranch, LUC 13-00027: The Gunnison County Planning Commission conducted their first work session, to discuss the request for third residence on one parcel, located east of the City of Gunnison and north of Sargents on County Road 888 (Whitepine), legally described as the S1/2E1/2NE1/4, Section 4 and the N1/2N1/2S1/2SE1/4, Section 9, Township 48 North, Range 5 East, and portions of Section 8, 16, 17, 20, 21, 27, 28 and 33, Township 49 North, Range 5 East, N.M.P.M., 3535 County Road 888.

Chairman Fulton has recused himself from the review of this application.

With a quorum present Vice- Chairman Jeremy Rubingh opened the work session.

Applicant Jennifer Barvitski was present to represent Cross-Bar Ranch.

Planner Cathie Pagano explained because this is a request for a third residence on one parcel a minor impact application was required. She noted the possibility of the maximum square footage allowance on a single parcel being exceeded. She explained obtrusive visibility, and natural resource protection where LUR standards to be considered. She added the Environmental Health Board had approved the additional septic system request.

Cattles pointed out the garage is already permitted- so there will be no additional visibility.

Barvitski said the three car garage is under construction, but they are waiting for approval for the residence above the garage to proceed. She noted this residence could be used for employee housing when needed.

Rubingh asked if the Wildlife Coordinator had approved this location; Pagano said he had be consulted and agreed to the location.

Rubingh asked the commissioners if they wanted to conduct a site visit; the commissioners said no, they were familiar with the area.

The commissioners agreed the next step would be the public hearing and directed staff to prepare a decision of approval to review at the work session, directly following the public hearing. Pagano said the public hearing would be scheduled February 7, 2014.

Rubingh closed the work session.

END OF DAY DISCUSSION:

Rubingh adjourned the meeting at 10:15 A. M.

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