***GUNNISON COUNTY PLANNING COMMISSION***
**PRELIMINARY AGENDA: Friday, December 19, 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 <u>not scheduled on the day's agenda.</u>

**9:00 a.m.** **Staff – Possible amendments to the *Gunnison County Land Use Resolution***, work session/no action, discussion of possible amendments to the LUR.

**Staff - Long Range Planning Projects** – work session/no action, discussion of upcoming long range planning efforts.

**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**

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**GUNNISON COUNTY PLANNING COMMISSION**
**REGULAR MEETING**
**December 19, 2014**
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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- Susan Eskew
Commissioner-Warren Wilcox
Commissioner- A.J. Cattles
Alternate Commissioner- Tom Venard
Alternate Commissioner- Jack Diani

Director of Community Development- Russ Forrest
Assistant Director of Community Development- Neal Starkebaum
Community Development Planner-Cathie Pagano
Community Development Services Manager-Beth Baker
**Others present as listed in text**

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8:50:14 AM With a quorum present Chairman Kent Fulton opened the December 19, 2014, regular meeting of the Planning Commission.

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**POSSIBLE LUR AMENDMENTS;** The Gunnison County Planning Commission and staff conducted a work session with no action. They discussed possible amendments to the *Gunnison County Land Use Resolution* (LUR.)

8:50:47 AM With a quorum present Chairman Kent Fulton opened the work session.

Assistant Director of Community Development Neal Starkebaum, noted staff has identified several sections of the LUR for amendment consideration by the commissioners.

The commissioners discussed:

- **Deletion of Division 14-100 – Large Parcel Incentive Process**- There are conflicts in the language which have been pointed out by several conservation groups. The BOCC has discussed the issue and recommends deleting this section.
- **Section 13-103- General Site Plan Standards and Lot Measurements**- The staff has received a request from several county residents to reduce the 600 sq. ft. minimum requirement for a single family residence. There is a growing tiny house movement in the country. There could be specific locational standards included in the amendment.
- **Section 9-101- Uses Secondary to a Primary Residence-** This section is currently very ambiguous. Staff finds little remaining validly in this regulation and recommends no longer requiring an administrative review for a secondary residence.
- **Definition and Thresholds for Non-Residential Development-** This is a subset that would benefit from clarification. Language should be created for thresholds, and impact classification to include churches, and utility companies, etc.
- **Thresholds for commercial and industrial projects, as identified by Impact Classification-**Staff recommends reviewing the types of uses and thresholds for impact classification.
- **Section 13-105- Residential Building Sizes and Lot Coverage-**Staff finds this section ambiguous and recommends deleting or amending this section.
- **Limitations for site disturbance prior to issuance of Building, OWTS or Access permits -** Staff recommends considering a site development permit.

- **Minor vs. Major residential subdivision-** Staff recommends reviewing the thresholds, as the current thresholds do not mesh with the Road and Bridge standards.
- **Clarify ambiguous language and / or standards –** Staff recommends clarifying ambiguous language and standards within the LUR.

The Planning Commission will review LPIP, the limitations on site disturbance, and square footage limitations, beginning at their regular meeting, February 6, 2015.

**LONG RANGE PLANNING PROJECTS:** The Gunnison County Planning Commission and staff conducted a work session with no action. They discussed upcoming long range planning efforts.

10:10:48 AM With a quorum present Chairman Kent Fulton opened the work session.

Director of Community Development Russ Forrest and Senior Planner Cathie Pagano reviewed the projects.

The commissioners discussed;

- **One Valley Prosperity Project** – Staff noted the project will create an effective economic plan to enhance the prosperity of our region while respecting the values of the residents. It will develop the foundation for future planning which would include: a comprehensive plan, updating three mile plans, and creating area master plans. They will establish an organizational framework to plan, implement, and align regional economic, transportation, housing, land use plans and actions. They will provide regional support for local community projects that have regional economic significance. They will engage the private sector in strategic alliances to improve economic prosperity, and provide a structure for local communities to achieve goals which may require regional cooperation and collaboration.

- **Carrying Capacity Planning**- Staff proposes to identify both man-made and natural resource capacity issues so that the community and decision makers are aware of resource thresholds that if exceeded will result in a significant impairment of the resource.

- **Comprehensive Plan-**The Compressive Plan will address multiple policy areas in an integrated fashion including: land use planning policy, natural resource protection/ environmental quality, etc.

- **Three Mile Plan**- The staff suggests that the actual planning to update the municipalities' Three Mile Plans occur as a part of the Comprehensive Plan process. The Three Mile Plan processes are separate and distinct process conducted by each municipality.

- **Specific Topical Area Plans-** These could be an updated trails plan or a specific area master plan, etc.

Rubingh was concerned these issues were only economically based, and said we should also address energy efficiency and reducing greenhouse gases, etc.

Forrest said these processes are costly and grants will be part of the processes. The City of Gunnison, Town of Crested Butte, Gunnison County, and the Sonoran institute, etc. will be bringing funds to the process.

Forrest concluded by noting this process will help us know where we all want to be in the future, and how we can measure our successes.

**END OF DAY DISCUSSION;**

Planning Commission will meet on January 9th and 23rd, 2015.

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Fulton adjourned the meeting at 11:30 AM.

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

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