GUNNISON COUNTY PLANNING COMMISSION
PRELIMINARY AGENDA: FRIDAY, June 19, 2015

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. **Lakeside on the Colorado, Ltd. - Little Cimarron Creek Ranch Subdivision, represented by Bob Williams, P.E.,** work session/no action, request is for the subdivision of 66.27-acres into four single-family residential lots. Each lot would be served by an individual well and on-site wastewater system. Access to all of the parcels will be via a new road, to be constructed from the Little Cimarron Road (County Road 864). The property is located approximately 38 miles west of the City of Gunnison, approximately two miles south of State Highway 50, west of and adjacent to the Little Cimarron Road, within the W1/2 Section 35, Township 48 North, Range 6 West, N.M.P.M. **LUC-15-00017**

Lakeside on the Colorado, Ltd, - Little Cimarron Creek Ranch Subdivision, represented by Bob Williams, P.E., site visit/no action. The Planning Commission will leave after the work session for a site visit to the property**. LUC-15-00017**

Return to Gunnison

Adjourn

DRAFT

GUNNISON COUNTY PLANNING COMMISSION
REGULAR MEETING
June 19, 2015
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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- Tom Venard
Commissioner- Jack Diani
Alternant Commissioner- Molly Mugglestone
Alternate Commissioner- John Messner

Director of Community Development-Russ Forrest
Assistant Director of Community Development- Neal Starkebaum
Planning Services Manager- Beth Baker

Absent; Commissioner AJ Cattles

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With a quorum present Chairman Kent Fulton opened the June 19, 2105, regular meeting of the Planning Commission.

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Moved by Fulton seconded by Rubingh to approve the planning commission meeting minutes dated May 1, 2015. The motion passed unanimously.

Moved by Fulton seconded Rubingh by to approve the planning commission meeting minutes dated May 15, 2015. The motion passed unanimously.

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Lakeside on the Colorado, Ltd. - Little Cimarron Creek Ranch Subdivision LUC-15-00017; The Gunnison County Planning Commission conducted a work session to review the site of the request is for the subdivision of 66.27-acres into four single-family residential lots. Each lot would be served by an individual well and on-site wastewater system. Access to all of the parcels will be via a new road, to be constructed from the Little Cimarron Road (County Road 864). The property is located approximately 38 miles west of the City of Gunnison, approximately two miles south of State Highway 50, west of and adjacent to the Little Cimarron Road, within the W1/2 Section 35, Township 48 North, Range 6 West, N.M.P.M.

Present representing the Planning Commission Tom Venard, Molly Mugglestone and Jack Diani.

Present representing the applicant: Sara Bergstrom and engineer Bob Williams

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

Bergstrom explained the application, for the four lot subdivision. She reviewed the site plan with the commissioners. They have divided the property to have the least impact. They have contacted Montrose County for utility hookups. She submitted a summary of the department comments with the pertinent issues highlighted.

The owners have attempted to create a subdivision with an esthetic area to live in with minimal impacts. They have attempted to reduce the visibility from the County road, and no bridges built across the Little Cimarron.

Williams noted the owners had originally wanted 20 lots. They then walked the property with Williams and decided to only subdivide the parcel into four lots.

It was noted that the building envelopes boundary lines should not be in the wetlands.

Starkebaum said the applicants must demonstrate they cannot comply with Section 10-102, but must also demonstrate there will be no significant net adverse impacts.

The work session was closed and followed by a site visit.

The joint Public Hearing will be conducted at 9:00 A.M., on August 7, 2015

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Lakeside on the Colorado, Ltd. - Little Cimarron Creek Ranch Subdivision LUC-15-00017; The Gunnison County Planning Commission conducted a site visit to review the request for the subdivision of 66.27-acres into four single-family residential lots. Each lot would be served by an individual well and on-site wastewater system. Access to all of the parcels will be via a new road, to be constructed from the Little Cimarron Road (County Road 864). The property is located approximately 38 miles west of the City of Gunnison, approximately two miles south of State Highway 50, west of and adjacent to the Little Cimarron Road, within the W1/2 Section 35, Township 48 North, Range 6 West, N.M.P.M.

Present representing the planning commission: Jack Diani, Tom Venard, and Molly Mugglestone.

Present representing the applicant: Sara Bergstrom and Bob Williams.

No minutes were taken.

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

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