

**GUNNISON COUNTY PLANNING COMMISSION
PRELIMINARY AGENDA: FRIDAY, May 3, 2019**

- 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.** **Larry Darien**, continued public hearing, request to convert a portion of an existing structure to a residential unit, with a previously approved apartment, for a third residence on the property. Located at 2890 CR 3, legally described as part of the SE/4NE/4, NW/4SE/4, E/2SE/4. Section 20, and the NE/4SE/4, part of the E/2SW/4, W/2SE/4. Section 21, Township 11 South, Range 88 West, 6TH P.M., two miles west of the Town of Marble
LUC-19-00004
- 10:00 a.m.** **Building Official- Crystal Lambert**, work session to discuss Tiny Houses, Appendix Q: Tiny Houses of the IRC 2018 edition.

Adjourn

**GUNNISON COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday May 3, 2019**

The Gunnison County Planning Commission conducted a regular meeting in the Planning Commission Meeting Room in the Blackstock Government Center, 221 N. Wisconsin, Gunnison, Co. **Present:**

Chairperson- AJ Cattles Vice-Chairperson-Jack Diani Commissioner-Molly Mugglestone Commissioner-Diego Plata Commissioner- Vince Rogalski Alternate Commissioner- Daniel Spivey	Director of Community and Economic Development-Cathie Pagano Planner – Rachel Sabatto Manager of Administrative Services- Beth Baker Others present as listed in text
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Recused/Absent/Seated:

Absent: Commissioner Laura Puckett Daniels

Recused: Commissioner

Seated: Commissioner

With a quorum present Chairperson Cattles opened the May 3, 2019 regular meeting of the Planning Commission.

Moved by Rogalski seconded by Plata to approve the Planning Commission meeting minutes of April 19, 2019, as amended, the motion passed unanimously.

Larry Darien (LUC-19-00004)- The Gunnison County Planning Commissioners conducted a continued public hearing. They reviewed the request to convert a portion of an existing structure to a residential unit, with a previously approved apartment, for a third residence on the property. Located at 2890 CR 3, legally described as part of the SE/4NE/4, NW/4SE/4, E/2SE/4. Section 20, and the NE/4SE/4, part of the E/2SW/4, W/2SE/4. Section 21, Township 11 South, Range 88 West, 6TH P.M., two miles west of the Town of Marble.

With a quorum present Chairperson Cattles opened the continued public hearing.

Present representing the Planning Commission: Commissioners Cattles, Diani, Rogalski, Mugglestone, Plata and Spivey.

Present representing the application: owner Larry Darien, on the phone.

Present representing staff: Director of Community Development Cathie Pagano and Manager of Administrative Services Beth Baker.

Pagano noted Darien had recently submitted copies of the three conservation easements for his parcels. She identified the property and conservations easements on a map. Darien said the conservation easement allows 5,000 sq. ft. of heated space. Pagano added there is a 1.5 acre parcel, not in a conservation easement, which contains the structures. The 88 acres in the conservation easement can never be split or developed.

Cattles said the conservation easements help to justify the number of residences per acre being requested. He also pointed out Darien had talked about additional development at a later date, but that would require a separate land use review.

Pagano asked the Planning Commission if they believed the number of units requested is substantially similar to the surrounding neighborhood. She estimated this would be four units on approximately 150 acres. They

discussed the nine cabins and the house on lot six, and the development in Darien River Subdivision. The commissioners unanimously agreed this request for four units is substantially similar.

Diani's remaining concern is Darien was unwilling to establish covenants which require the units be used for only long term rentals. Pagano explained if the Planning Commission determines this is substantially similar, then there are no regulations to require covenants. Cattles added it is outside the commission's purview.

The commissioners directed staff to prepare a draft decision of approval.

Cattles continued the public hearing to May 17, 2019 at 11:30 A.M.

Building Official, Crystal Lambert- The Gunnison County Planning Commission conducted a work session with the Building Official, Crystal Lambert. They discussed Tiny Houses, Appendix Q: Tiny Houses of the IRC 2018 edition.

With a quorum present Chairperson Cattles opened the work session.

Present representing the Planning Commission: Commissioners Cattles, Diani, Rogalski, Mugglestone, Plata and Spivey.

Present representing staff: Building Official Crystal Lambert, Director of Community Development Cathie Pagano, Planner Rachel Sabbato and Manager of Administrative Services Beth Baker.

Lambert explained Appendix Q, in the 2018 International Residential Code (IRC.) Appendix Q relaxes various requirements in the body of the code as they apply to a house that is 400 sq. ft. in area or less (excluding lofts.) Attention is specifically paid to features such as compact stairs, including stair handles and headroom, ladders, reduced ceiling heights in lofts and guard and emergency escape and rescue opening requirements at lofts. The Onsite Wastewater Treatment System (OWTS) requirements will allow the septic system to be sized for one bedroom. This should make 8034 permitting a tiny house possible.

Moved by Mugglestone, seconded by Diani to recommend adoption of Appendix Q in the 2018 IRC to the Board of County Commissioners for their review. The motion passed unanimously.

The commissioner adjourned the meeting at 11:00 A.M.

/S/ Beth Baker
Community Development Department Title
Gunnison County Community Development Department