

**GUNNISON COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
Thursday, July 7, 2022**

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. and on Zoom **Present:**

Chairperson- Laura Daniels Vice-Chairperson-Andy Sovick Commissioner-Matt Schwartz Commissioner- Julie Baca	Director of Community and Economic Development- Cathie Pagano Crystal Lambert, Building and Environmental Health Official Others present as listed in text
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Absent: Commissioners Niederer and Appleton

With a quorum present Chairperson Daniels opened the July 7, 2022 regular meeting of the Planning Commission.

The Planning Commission reviewed the minutes. Moved by Commissioner Schwartz seconded by Commissioner Sovick to approve Planning Commission meeting minutes, dated June 16, 2022. The motion passed unanimously.

No unscheduled citizens were present.

Jaynes Two Lot Subdivision (LUC-20-00037): Site Visit; The applicant proposes to subdivide an existing 37.61-acre parcel into two lots, a 19.21-acre Tract One and 18-acre Tract Two. The subject property is presently developed with an approximately 3,000 sq. ft. single-family residence constructed in the late 1950s and accessory structures. Located at 2399 State Highway 135, Crested Butte, Co. – 37.61 acres in Section 18, T14S, R85W.

The site visit was conducted, no minutes were taken.

Jaynes Two Lot Subdivision (LUC-20-00037): Work Session; The applicant proposes to subdivide an existing 37.61-acre parcel into two lots, a 19.21-acre Tract One and 18-acre Tract Two. The subject property is presently developed with an approximately 3,000 sq. ft. single-family residence constructed in the late 1950s and accessory structures. Located at 2399 State Highway 135, Crested Butte, Co. – 37.61 acres in Section 18, T14S, R85W.

With a quorum present Chairperson Daniels opened the work session

Site Visit Comments:

- Daniels-said it was helpful to see the fence-lines and understand the property lines.
- Sovick-said that walking around was helpful and seeing the property during irrigation season.
- Baca-did not have any observations to share.
- Schwartz-noted a number of homes in the area and felt that the subdivision with the building envelope wouldn't be terribly detrimental.

Attorney David Leinsdorf explained that the conservation covenant covers 89% of the acreage. Commissioner Daniels asked about the existing buildings and their total square footage. The applicants did not know the specific area of the accessory structures. Leinsdorf said the County is party to the easement and so it will be permanent unless the Board of County Commissioners revoke the easement.

Pagano asked if the Commission needed any additional information. Sovick said no but what they'll need to think about is if the proposed subdivision is consistent with the community.

Baca asked about the water onsite and how the septic design would be impacted. Engineer Norman Whitehead said further back from the house site the elevation of the property increases and is drier and can accommodate a septic system. The east side of the envelope is the preferred location for the septic system.

The Commission directed staff to work with the applicant to schedule a joint public hearing on the application.

The work session was closed at 10:40 a.m.

Wildfire Urban Interface and Building Codes: (BC-22-00001) Work session. Discussion of County wildfire policy recommendations.

With a quorum present Chairperson Daniels opened the work session. The Commission discussed the proposed regulations. They discussed whether to require a vegetation management plan be prepared by a professional or whether or a homeowner can do it themselves. Daniels said that she's conscious of the requirements that the County is adding to people's plates and that if they want the opportunity to do it themselves she's hesitant to legislate it. Baca asked about the cost. Schwartz asked about the impact to staff if there are a number of submittals that are not adequate.

Daniels asked about requiring properties that are in a high hazard area and propose a vegetation management plan to utilize a professional to develop the vegetation management plan. Sovick felt that it wasn't necessary but Schwartz said that it may be a good compromise.

The Commission decided to allow property owners to develop their own vegetation management plan without a professional if they so choose but to revisit the issue later if it becomes problematic. They discussed the lack of human capacity at this time and how that may be a challenge.

Moved by Commissioner Baca seconded by Commissioner Schwartz to recommend approval of the adoption of the 2021 International Wildland Urban Interface Code and Gunnison County Land Use Resolution amendments as present. The motion passed unanimously.

Work session was closed.

/s/ Cathie Pagano

Director Gunnison County Community and Economic Development

