

**GUNNISON COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
Thursday, September 15, 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	Director of Community and Economic Development-
Vice-Chairperson-Andy Sovick	Cathie Pagano
Commissioner-Matt Schwartz	Senior Planner – Rachel Sabbato
Commissioner- Julie Baca	Planner/ Manager of Administrative Services- Beth Baker
	Others present as listed in text

Absent: Commissioners Appleton and Neiderer

ZOOM: Commissioner Daniels and Bacca

With a quorum present Chairperson Daniels opened the September 15, 2022 regular meeting of the Planning Commission.

Jaynes Two Lot Subdivision (LUC-20-00037): Jt. Public Hearing: The Gunnison County Planning Commission and Board of County Commissioners conducted a joint public hearing. They reviewed the request 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.

Board of County Commissioners Roland Mason and Liz Smith attended the continued joint public hearing.

With a quorum present Chairperson Daniels opened the continued joint public hearing.

Attorney for the applicants David Leinsdorf requested a continuance of the joint public hearing.

Chairperson Daniels continued the joint public hearing to October 6, 2022 at 9:00 a.m., in the Planning Commission meeting room in the Blackstock Government Center.

Watclarnone /Blue Mesa Bed and Breakfast (LUC-21-00023): The Gunnison County Planning Commission conducted a work session. They discussed a proposal for a bed and breakfast, with a maximum of eight persons using the lodge per day. The lodge will have no more than five sleeping rooms. Property at 9380 West State Highway 50, parcel number 3985-000-00-012.

With a quorum present Chairperson Laura Daniels opened the work session.

Attorney for the applicant Kendall Burgemeister was present on Zoom. He gave a brief description of the application. He noted the application has been pending for some time. On the eve of a

public hearing it was canceled. The Planning Commission is conducting another work session, because the majority of the new planning commissioners have not seen the application yet.

Burgemeister described the location of the property as just above the canyon and west of Blue Mesa Dam. The parcel owned by the applicant uses an access across the Russell and Bear properties. The Watclarnone house is up on the plateau. The house was constructed without a building permit or septic permit. There has been enforcement by the County. The enforcement resulted in litigation; the owners are required to apply for a land use change permit and ultimately a building permit and septic permit. The home is approximately 1,800 sq. ft. of living space. The driveway only serves the house. An issue with applicant and staff was the access and emergency vehicle access requirements. There are several gates on the property and ample parking would be available within those gates. No parking would be allowed on the emergency access. Also, the access through the Russell property, would be three inter-visible turnouts to allow turning out and passing vehicles. The application is for a bed and breakfast, it meets the criteria: specifically, it will maintain residential in appearance, with no more than five sleeping rooms. The owner will be present when in operation. The vision for the property is a meditation lodge.

Sabbato reviewed the staff report. She noted Section 9-103 for bed and breakfast is sufficient for the standards. It will not be a long-term rental, only food for guests, limited to five sleeping rooms, and limited to eight guests per day. The guests will be bused in or ski in. There has been a complex history, legal access to the property has not been resolved and the previous public hearing was canceled because of the access issues. The owners have pursued legal action with Russell's.

If the application is approved there are number of items the applicant will be required to bring into compliance. The approval of the court case for access will be contingent upon it. Adhering to the settlement agreement would be a condition of approval.

Burgemeister said in terms of the legality of the access through the Russell's property the applicant has commenced litigation for a public road or prescriptive easement.

No site visit was needed by the commissioners.

The commissioners directed staff to conduct a public hearing October 6, 2022, and prepare a draft recommendation of approval.

The work session was closed at 9:35 a.m.

Meeting Adjourned at 9:40 a.m.

/s/ Beth Baker
Gunnison County Community and Economic Development.