

**GUNNISON COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
Thursday, July 18, 2024**

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:

Chair - Roland Mason	Director of Community and Economic Development- Cathie Pagano
Vice-Chair- Fred Niederer	Director of Planning- Hilary Seminick
Commissioner- Julie Baca	Planner- Sean Pope
Commissioner- Matt Schwartz	Planner- Rachael Blondy
Alt. Commissioner- Catherine McBreen	Planning Technician – Jena Greene
Alt. Commissioner- Bill Barvitski	Others present as listed in text

Absent: Commissioner - Eric Phillips

Recused: Barvitski, Baca (for Lalani project only);

Zoom: Julie Baca, Catherine McBreen

Site Visit

The planning Commission met onsite at 8:45 am at Hartman Castle to conduct a site visit. County Commissioner Houck also joined for the site visit. Hartman Castle Preservation Corporation President, Pamela Williams, along with other board members were present, as well as Dave Taylor, the current landowner. Williams explained that the plan was to use the castle as an event space, and have it be “a museum where you could sit on the furniture”. One of the buildings onsite was a residence, and Williams stated that the plan was for it to remain a residence/long term rental. The commissioners were able to tour the building and the site. It was noted that the event parking would be in the back of the property.

Regular Meeting

Chairperson Mason opened the July 18, 2024, meeting of the Planning Commission at 9:43 am. Chairperson Mason sat alternative commissioner Barvitski and determined a quorum.

Approval of Minutes

Moved by Niederer to approve Planning Commission meeting minutes, dated July 11, 2024, with the insubstantial changes as noted. Seconded by Mason. The motion passed unanimously in support.

Unscheduled Citizens

None

Miscellaneous

Staff requested that the Planning Commission hold a special meeting for the first work session for the preliminary final plan for the major impact on Thursday, August 29th. All present said they were available for a morning work session.

Public Hearing and BOA Joint Meeting: LUC-24-00011 | Minor Impact | Hartman Castle

Seminick noted that there was an error in the original public notice posting, that was corrected and re-noticed in time to meet the notice requirements to hold the public hearing. Seminick explained the procedure for how the joint public meeting would run, as outlined in the staff memo.

Determination of Quorum

Planning Commission: Mason seated alternative commissioner McBreen and Determined Quorum with Mason, Niederer, Schwartz, Barvitski and McBreen as members for the Planning Commission

Board Of Adjustment: Tocke recused himself. Mason determined a quorum for the Board of Adjustment with Vice Chair Smith, Houck, and Baca as members.

Mason opened the public hearing at 9:57 am

Confirmation of adequate public notice – Greene confirmed adequate public notice.

Applicant Presentation

Pamela Williams, president of Hartman Castle Preservation Corporation, was present, along with other board members; Tim Williams and Michael Kratz.

They were proposing to return Hartman castle to commercial use: event space, community gardens. The Hartman Castle preservation corporation needed to commercial use approved before they could purchase the property so they could generate income and continue the project. The previously approved commercial use was no longer valid do to lack of use.

Staff Comments

Seminick noted the difficulty to meet the 50 setbacks for a commercial use because the property was mostly developed, and moving the castle was to difficult to be considered.

Questions from Review Body

Barvitski noted the history of commercial use for the location. fisherman inn and then museum, and then restaurant.

Public Comment None and no public comment had been submitted to staff.

Questions from the Board of Adjustment

Baca stated that she was comfortable with use as proposed and had no questions. Echoed by Smith and Houck.

Review of Draft recommendation document – no questions.

Motion to approve the minor impact land use change by Barvitski, seconded by Schwartz. Correction by Mason concerning LUC number.

Motion to approve as amended by Schwartz, Seconded by McBreen. Motion passed unanimously in support.

BOA – Houck, redetermined quorum. BOA didn't feel that an additional public hearing was required.

Finding statement was provided in the draft decision documents.

Public Hearing: LUC-24-000 | Minor Impact | Lalani Building over 5000 sf.

Public Hearing - Barvitski and Baca recused themselves. A quorum was present with Mason, Niederer, Schwartz and McBreen.

Mason opened the public hearing at 10:23 am.

Applicant presentation: Heller presented 6204 sf. Stated that they were minimizing the impact by having the garage contained in one building and would block less views. L shaped design to help mitigate the design.

Schwartz asked about the sightlines from the highway. Pope gave a visual of the current view from 135.

Pope added that the approval was also contingent on the lot cluster approval.

Public Comment None.

The commission discussed and reviewed the draft document. Mason clarified that they had in writing that the applicant was going to connect to Sewer, which Pope confirmed. There were no other comments or changes proposed to the document.

Schwartz moved to approve the decision document. Seconded by Niederer. The motion passed unanimously in support.

Public hearing closed at 10:37.

Work Session: LUC-24-00020 | Terraplen Holdings LLC – Impact classification reduction

Terreplen Impact Classification reduction: had the ability to reduce the impact at the last work session. Reducing impact, typically anything over 4 was considered a major impact, but applicant had a presentation, HOA Unanimous HOA approval.

Baca made a motion that the pc found that the impact reduction request met the standards for the impact ; seconded by Schwartz. Pass unanimously in support.

Work Session: LUC-24-00026 | Minor Impact | Moore/Redick building over 7000 sf**Applicant Presentation**

The applicant, Deede Moore was present. She was proposing to build a 1200 sf building to house one horse, feed and tact. This project was being reviewing as a minor impact because the proposed aggregate square footage was over 7000 sf maximum.

Staff Comments

Pope added that the aggregate square footage would be 7331 sf and that the building was proposed to be located 60 feet Northeast of the existing residence. The updated site plan included a widened driveway. It was also noted that 12 living and 13 dead aspen trees would need to be removed to accommodate the new building. The building would have no utilities since there was a water spicket on the outside of the residence.

Pope called out LUR Section 9-508, and noted that the site appeared to be mostly screened.

Reviewed site plan

There were no questions from the planning commission. The Commissioners determined and agreed that there was no need for additional work sessions; and directed staff schedule a public hearing and to draft a decision document for consideration at that hearing.

It was noted that there was an error on the original agenda, which was corrected by staff within the required posting time concerning the project description.

Work Session: Gold Basin Special Geographic Area Amendment

Assistant County Manager for Public Works, Martin Schmidt, was present.

Blondy gave an overview of the proposal. H and H towing needed more space to accommodate additional storage for towed vehicles and had submitted a request to the BOCC.

The BOCC had discussed the request and made a motion to have the planning commission make a motion to make an amendment. The BOCC had also requested that the Gold Basin regulations be amended. Staff was planning to work on that at a later time.

The proposed slats in the fence were a concern of the commission, but the screening wasn't a part of the proposal. Schmidt noted the request.

The Planning Commission was provided with a draft recommendation from staff.

Baca made a motion to approve the proposed amendment to the Gold Basin Regulations. Seconded by Schwarz. The motion passed unanimously in support.

Meeting adjourned at 11:10 am.