

**GUNNISON COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
Thursday, October 17, 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:**

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

Recused:

Zoom: Phillips, McBreen, Niederer

With a quorum present Vice Chairperson Mason opened the October 17, 2024 regular meeting of the Planning Commission at 8:48 am.

Moved by Niederer, seconded by Phillips to approve Planning Commission meeting minutes, dated October 3, 2024. The motion passed unanimously in support.

Niederer that revisions be made to the October 8, 2024 Planning Commission meeting minutes. These minutes were not approved at this meeting.

Seminick noted that there would be a on Joint Public hearing on November 21, 2024.

Work Session: LUC-24-00035 | Graham 2 Lot Subdivision Minor Impact

The Applicant, Kevin Graham, proposed a two lot subdivision of the 2.19 acre lot commonly known as 225 Columbine Rd., Gunnison, CO. The resultant two lots would be: 1.12 acres (Tract A) and 1.09 acres (Tract B) acres in size. The parcel contained a 1,296 sq. ft. residence with a 720 sq. ft. detached garage and a 1,056 sq. ft. unfinished basement. The existing residence, OWTS, and existing well would remain on the resultant parcel (Tract A).

Applicant Presentation

Kevin Graham was present at the meeting on zoom. Graham gave an overview of the application. He proposed splitting one 2.2 acre lot into two 1.1 acres lots the were inherited after his mother died. He noted that the road was on a loop with other 1 acre lots. He was moving the septic tank from the lot across on Lot 18 serving 225 was to be removed/abandoned, and a new septic was installed on at 225.. The neighbors expressed concern about storage. Spoke with all the neighbors that he was able to get hold of and all were in support.

Staff Comments

Pope was the planner assigned to the project. The existing septic was on lot 18, which was across the street (Columbine Road was built after the septic was installed) a septic. Application

was referred to CGS, no grading or cutting proposed, but if any cuts exceeding 4 feet in the future, then it would require further analysis. Referred to CPW, requested use of bearproof trash cans. Referred to Gunnison Conservation District for sage grouse, and there were no comments. Water supply: a water purchase agreement from the Upper Gunnison Water Conservation District, existing well had to get re permitted, and was now approved. Noted the proposal seemed to be consistent with the neighborhood. Saff didn't note any additional adverse impacts.

Seminick noted that the application referred to city of Gunnison. Schwartz did not participate in any action or decision on the application in his capacity as City Counselman.

Planning Commission Questions

Phillips expressed support, stated that the project fit well with the LUR standards.

Barvitski noted that it helped to get the septic cleaned up by getting it relocated to 225 Columbine, and that the size fit with the other existing properties. The updated well permit was also supported.

Mason noted that this application cleaned up a lot of things for this parcel.

Next steps

The commission determined that another work session was not needed, and directed staff schedule a joint public hearing; and draft a draft recommendation document. Staff tentatively scheduled the joint public hearing for December 19th, 2024 and would follow up with the applicant to confirm.

Work Session: LUC-24-00036 | Knerr 2 Lot Subdivision Minor Impact

The Applicant, Gary Knerr, represented by Michael O'Loughlin Esq., proposed to subdivide the existing 7.5 acre parcel, commonly known as 967 Ute Ln., Gunnison, CO, into 2 parcels. The resulting parcels were Parcel 1 (4.87 acres) and Parcel 2 (2.51 acres). Parcel 1 contained the Applicant's existing single-family residence, and Parcel 2 contained an existing dwelling unit (log home). The existing parcel was currently residential in use and the resulting 2 parcels would remain residential. Traffic impacts would be negligible as there was an easement in place to access resultant Parcel 2, and no significant increase in traffic was expected from this minor subdivision. No new structures or construction are planned for either resultant parcel

Seminick noted that the application referred to City of Gunnison. Schwartz did not participate in any action or decision on the application in his capacity as City Counselman.

Applicant Presentation

Gary Knerr was present in the room. He gave an overview of the project. He started building the second house on the corner NE but didn't get a chance to finish. He wanted to subdivide 2.5 acres from the existing 7.5-acre parcel. He had 9.5-acre feet of water for the whole property for upper Gunnison.

Staff Comments

Pope was the planner assigned to the project. Splitting a 7.5-acre parcel being split into 2 parcels as described. The log home on proposed parcel two was unfinished under building permit BP-08-00160, which had not received a certificate of occupancy. The permit was reactivated in January of 2024, and included a letter explaining the items still needed to complete the project. There were wildfire and geohazards on the parcel, CGS identified some items for any future development. The water item was complex. There was one existing well permit along with a water use agreement. There was plenty of water, and well was already divided into 2, 60 gal/minute was allotted for the existing parcels. If further split, there would still be plenty of water, but there would still need to be documentation or a condition on the recommendation to the BOCC.

The existing residence on resultant parcel was built right against property line. This was considered a legal non-conforming structure because it didn't meet existing standards. Any future development would need to comply with setback regulations.

The project was referred to city of Gunnison planning and zoning, and received support. The adjacent parcels had a variety of sizes. This subdivision would create larger and smaller lots. There was no centralized system here. Subdividing these lots would bring the lot sizes close to sizes of lots in the Tomichi Heights subdivision, which this property was adjacent to but not a part of.

Planning Commission Questions

Mason expressed support noting that the project made sense. The second building met the current setbacks, and there was plenty of water. Added that this was an "eclectic group of properties". Requested that water was sorted out before the joint public hearing. Staff would work with the applicant's attorney to make sure that the water subdivision was ready.

Niederer, Phillips, and Barvitski expressed support as well.

Concerning the existing incomplete residence. Consulted with Chief building and environmental health official Lambert, the new owners would need to complete work and that could not be lived in until the work was complete and received a certificate of occupancy.

Next steps: Prepare water separation document. The commission determined that another work session was not needed, and directed staff schedule a joint public hearing; and draft a draft recommendation document. Staff tentatively scheduled the joint public hearing for December 19th, 2024 and would follow up with the applicant to confirm.

Mason adjourned the meeting at 9:37 am.