

GUNNISON COUNTY PLANNING COMMISSION
PRELIMINARY AGENDA: Friday, September 20, 2013

8:00 a.m. • **Call to order; determine quorum**

8:05 a.m. **Leave for Marble**

10:00 a.m. **Dana and Larry Darien**, Lot 3 Darien River Subdivision, site visit/no action, request for approval for development of a single family residence and individual sewage disposal system on Lot 3, Darien River Subdivision. The lot was created in 2000, but no specific use was approved for the lot. The lot is located approximately two miles west of the Town of Marble on County Road 3; adjacent to the Crystal River.

11:00 a.m. **Dana and Larry Darien**, Lot 3 Darien River Subdivision, public hearing/no action, request for approval for development of a single family residence and individual sewage disposal system on Lot 3, Darien River Subdivision. The lot was created in 2000, but no specific use was approved for the lot. The lot is located approximately two miles west of the Town of Marble on County Road 3; adjacent to the Crystal River. The public hearing will be held at the Marble Community Church, 121 West State Street, Marble, CO

Noon Lunch

1:30 p.m. Planning Commission tour of the Marble area

Adjourn

GUNNISON COUNTY PLANNING COMMISSION
Minutes- September 20, 2013

The Gunnison County Planning Commission conducted a regular meeting, in the Commissioners' Meeting Room in the Blackstocks Government Center, Planning Commission meeting room. **Present were:**

Chairman- Kent Fulton
Commissioner- Susan Eskew
Commissioner- Jeremy Rubingh

Assistant Director of Community Development- Neal Starkebaum
Planner- Cathie Pagano

Absent were- Commissioners A.J. Cattles, Warren Wilcox, and Tom Venard

Others present as listed in text

With a quorum present Chairman Kent Fulton opened the regular meeting of the Commission.

Dana and Larry Darien, Lot 3 Darien River Subdivision: The Planning Commission conducted a site visit. request for approval for development of a single family residence and individual sewage disposal system on Lot 3, Darien River Subdivision. The lot was created in 2000, but no specific use was approved for the lot. The lot is located approximately two miles west of the Town of Marble on County Road 3; adjacent to the Crystal River.

No minutes were taken.

Dana and Larry Darien, Lot 3 Darien River Subdivision: The Planning Commission conducted a public hearing. They reviewed the applicant's request for approval for development of a single family residence and individual sewage disposal system on Lot 3, Darien River Subdivision. The lot was created in 2000, but no specific use was approved for the lot. The lot is located approximately two miles west of the Town of Marble on County Road 3; adjacent to the Crystal River. The public hearing will be held at the Marble Community Church, 121 West State Street, Marble, CO

With a quorum present Chairman Kent Fulton opened the public hearing.

Adequate public notice was confirmed.

Larry Darien explained his request for the construction of a single-family residence, with an attached garage, located on Lot 3, Darien River Subdivision.

Planner Cathie Pagano noted the Darien's had applied for and were granted a variance form the Environmental Health Board, in 2009. The proposed septic system did not meet the 100 ft. setback separation from a water body. The variance was granted and is still valid.

Fulton asked if the septic system technology had changed since 2009; Larry Darien said no, it remains the same.

Fulton asked for an explanation of how the septic system works. Darien explained the septic used a filtration system which will produce effluent that is consistent with the water quality of the river.

Public Comment;

Several members of the public were in attendance, but there were no comments.

Commissioner's Site Visit Comments:

Eskew- Concerned with the proximity of the septic system to the river, and potential flooding of the crawl space.

Rubingh- Concerned the driveway access of the County Rd. 3, but said it was workable. The building site is very close to the water, but if the EH Board approved the variance, it is appropriate.

Fulton-Concerned with the septic system being close to the river and the wetlands, but acknowledged the design of professional engineer.

Larry Darien explained the house and garage will be a slab on grade, so there will be no crawl space to flood or create problems with moisture. Dairen noted there would be no second residence contemplated on the lot and he had no issue with that being a condition of the approval.

The public hearing was closed.

The commission directed staff to prepare a decision of approval for the application.

Fulton adjourned the meeting.

/S/ Beth Baker
Community Development Department Services Manager
Gunnison County Community Development Department