

GUNNISON COUNTY PLANNING COMMISSION
PRELIMINARY AGENDA: FRIDAY, October 18, 2019

- **Call to order; determine quorum**
- **Approval of Minutes**
- **Designation of Official Notice Posting Location**
- **Unscheduled citizens:** A brief period in which the public is invited to make general comments or ask questions of the Commission or Planning Staff about items which are not scheduled on the day's agenda.

9:00 A.M. Hunter Ridge, Continued Joint Public Hearing, request to develop sixteen residential units on an approximately 10-acre parcel. Four triplex unit (12 units total) and four single-family residential lots. Lot sizes range from 0.33 to 0.75 acres. Single family homes are proposed to be no greater than 8,500 sq. ft. Triplex buildings are proposed to be not greater than 8,500 sq. ft. Two of the triplex units are proposed to be deed restricted as workforce housing. The parcel is located at 45 Hunter Hill Rd., It is adjacent to the Town of Mt. Crested Butte. **LUC-19-00008**

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**COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, October 18, 2019**

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. **Present:**

Chairperson- AJ Cattles Commissioner-Vince Rogalski Commissioner-Diego Plata	Director of Community & Economic Development-Cathie Pagano Senior Planner – Rachel Sabbato Senior Planner- Hillary Seminick Manager of Administrative Services- Beth Baker Others present as listed in text
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Recused/Absent/Seated:

Absent: Commissioners Diani, Spivey and Puckett-Daniels

Recused:

Seated:

With a quorum present Chairperson Cattles opened the October 18, 2019 regular meeting of the Planning Commission.

Moved by Rogalski seconded by Plata to approve the Planning Commission meeting minutes of September 6, 2019 as presented, the motion passed unanimously.

Hunter Ridge LUC-19-00008: The Gunnison County Planning Commission and the Board of County Commissioners (BoCC) conducted a continued joint public hearing. They reviewed the request for sixteen residential units on an approximately 10-acre parcel. Four triplex unit (12 units total) and four single-family residential lots. Lot sizes range from 0.33 to 0.75 acres. Single family homes are proposed to be no greater than 8,500 sq. ft. Triplex buildings are proposed to be not greater than 8,500 sq. ft. Two of the triplex units are proposed to be deed restricted as workforce housing. The parcel is located at 45 Hunter Hill Rd., It is adjacent to the Town of Mt. Crested Butte.

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

Present representing the Planning Commission- Cattles, Rogalski and Plata. Representing BoCC commissioners Jonathan Houck and Roland Mason.

Present representing staff- Director of Community and Economic Development Cathie Pagano and Manager of Administrative Services Beth Baker.

Present representing the application- developer Jamie Watt and attorney Mike Dawson.

Pagano updated the commissioners on the response from Mt. Crested Butte concerning access to this property. She read the letter into the record. It is also posted on the County website. She interpreted the letter as a yes, the applicants do have legal access to this property, and she confirmed with Joe Fitzpatrick Town Manager of Mt. Crested Butte this was the response. The applicant does have legal access for the proposed project. Impacts to the road and engineering would be included in the preliminary plan application.

Cattles questioned the commissioners on the compatibility of the project.

Rogalski asked if the water and sewer district will actually allow the applicants to annex into their district for utilities. Dawson said this would be addressed at preliminary plan. It is adjacent to the district boundaries and the district does service other properties outside of Mt. Crested Butte.

Houck said the sketch plan issues had been sufficiently addressed.

Cattles acknowledged there have been public comment letters received by the commissioners and they were read by the planning commissioners and BoCC.

Public Comments

Kathy Hooge was not in favor of the project. She advocated for smart growth.

Bob Colvey was not in favor of the project. He was concerned with the lack of compatibility, the traffic impacts, and geologic hazards.

Nancy Grindlay was not in favor of the project. She said this project should have a special designation for sketch plan because of the unstable slopes. She noted her concerns including retention ponds, accumulation of snow, and geo-hazards.

Linda Colvey was not in favor of the project. She submitted a map outlining the avalanche area.

Pat Mullin was not in favor of the project. She was concerned with the close proximity of the road to her home.

Applicant's Response

Attorney Dawson said the issues noted were preliminary plan issues. The traffic, bus turn around and slope instability will be addressed in the preliminary plan, if the sketch plan is approved.

Cattles asked how the geo-hazard area can be addressed. Pagano explained there are multiple standards depending the hazards.

Nancy Grindlay reiterated the LUR requires detailed engineering at sketch plan when there are geo-hazards. Pagano disagreed and said sketch plan is intended to be conceptual. Cattle added if the plan moves on to preliminary plan detailed engineering will be required. Rogalski explained the developer would have to be responsive to the engineering reports and it could require redesigning the layout. Dawson agreed, noting they would be responsive. Houck agreed sketch plan is conceptual. Plata explained Colorado Geological Survey (CGS) has an iterative process and it will be addressed at the preliminary plan. Rogalski agreed.

The planning commissioners directed staff to prepare a draft sketch plan recommendation of approval, for their review at the next Hunter Ridge meeting. They said geo-hazards, traffic, comply with Mt. Crested Buttes' regulations as much as possible, and conforming to the neighborhood should be addressed.

Pagano asked for clarification from the planning commissioners on the compatibility of the proposed density with the existing neighborhood. Cattles said it was substantially similar. Mullin and Grindlay pointed out some single family residences and open space.

The commissioners continued the joint public hearing to November 15, 2019 at 9:00 AM.

The meeting was adjourned at 10:45 a.m.

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