

**GUNNISON COUNTY PLANNING COMMISSION**  
**PRELIMINARY AGENDA: FRIDAY, October 16, 2020 by ZOOM meeting**

**9:00 a.m.**     **Colorado State University- LUC-20-00013: SITE VISIT.**  
 Planning commission to meet on site at 1141 State Highway 135, Gunnison Colorado.

**10:30 a.m.**

- **Call to order; determine quorum**
- **Approval of Minutes**
- **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.

**10:45 a.m.**     **Colorado State University- LUC-20-00013: SITE VISIT AND WORK SESSION.** Colorado State University is requesting that the approximately 18.6 acres of the Wilson Subdivision, located at 1141 State Highway 135 be subdivided into two new parcels. These parcels are indicated as Lot 1 and Lot 2 on the Plat. The intent of Colorado State University, the applicant, is to sell Lot 1, the southern lot (3.50 acres), to the Valley Housing Fund (VHF) for the purpose of land banking and ultimately the development of affordable housing. No specific development type, site plan, or product has been determined as of this application. The intent of Colorado State University, the applicant, is to retain Lot 2 (15.13 acres) for the purpose of relocating the Colorado State Forest Service currently located at Western Colorado University. Current structures will remain, and adaptation to the new use involves interior remodels of the existing single-family residence and shop building. One main access for both lots will be located across State Highway 135 from Clark Blvd.

***The applicant has amended the application in that the proposed greenhouse building, for the production of seedling plant material, has been removed from this application.***

**Adjourn**

**Please Join our online meeting at:**

Join Zoom Meeting

<https://zoom.us/j/95895117415?pwd=K3JLMUF5SVIYamNxSnlvU3BzcU8wUT09>

**GUNNISON COUNTY PLANNING COMMISSION  
REGULAR MEETING  
Friday, October 16,2020**

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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	Director of Community and Economic Development-
Vice-Chairperson-Jack Diani	Cathie Pagano
Commissioner-Vince Rogalski	Senior Planner – Rachel Sabbato
Alt. Commissioner- Andy Sovick	Manager of Administrative Services- Beth Baker
	Others present as listed in text

**Recused/Absent/Seated:**

**Absent: Commissioner Puckett Daniels Recused: Commissioners Cox and Plata**

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With a quorum present Chairperson Cattles opened the October 16, 2020 regular meeting of the Planning Commission.

Moved by Rogalski seconded by Diani to approve the Planning Commission meeting minutes of September 18, 2020 as amended, the motion passed unanimously.

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**Colorado State University two lot subdivision-LUC-20-00013: work session and site visit.** The Gunnison County Planning Commission conducted a site visit and following the site visit a work session. They reviewed the request the approximately 18.6 acres of the Wilson Subdivision, located at 1141 State Highway 135 be subdivided into two new parcels. These parcels are indicated as Lot 1 and Lot 2 on the Plat. The intent of Colorado State University, the applicant, is to sell Lot 1, the southern lot (3.50 acres), to the Valley Housing Fund (VHF) for the purpose of land banking and ultimately the development of affordable housing. No specific development type, site plan, or product has been determined as of this application. The intent of Colorado State University, the applicant, is to retain Lot 2 (15.13 acres) for the purpose of relocating the Colorado State Forest Service currently located at Western Colorado University. Current structures will remain, and adaptation to the new use involves interior remodels of the existing single-family residence and shop

The commissioners introduced themselves.

Commissioners Cox and Plata have recused themselves from the review of this application.

Present representing the Planning Commission: Commissioners Cattles, Diani, and Rogalski.

Present represent staff: Senior planner Rachel Sabbato, Director of Community and Economic Development Cathie Pagano, and Manager of Administrative Services Beth Baker.

Present representing the application: Fred Haberecht and Sam Pankratz

With a quorum present Chairperson Cattles opened the work session.

**Site Visit Comments:**

- Cattles-was impressed by the site- this would be a buffer between the highway and the residential. He liked the screening, and asked how tall the vegetation will get.

- Diani- liked the way the site is set up; the space for offices, shop area and stable. He was able to get a feel for the location of the second lot.
- Rogalski- was impressed by the size of the site, including the grazing fields and the second lot. He also reiterated Cattles and Diani comments.

### **Applicant Comments**

Pankratz explained the proposed green house has been deleted from the application. He said:

- The driveway will be realigned to access the east side of the office.
- They have determined the landscaping, snow storage and parking and are adding additional screening on the north side of the shop. The mature vegetation will be approximately 9 ft. tall and the crown 12 ft. wide. They will add Crab Apple trees to help screen to the south and east sides of the office on Highway 135.
- The northern pastures are under a grazing lease.
- They will access off of Hwy 135 not County Rd. 13.
- They will partner with CSU Extension, the 4-H Program, and Colorado Parks and Wildlife to perhaps use the horse barn.
- No additional lighting is proposed, they will adhere to the county approved lighting regulations, and will be taking the mercury lighting down.

### **Staff Comments**

Sabbato said the applicants will tap into the existing sewer line, and using the existing well. There are four parking spaces required, the applicants are proposing ten parking spaces. She confirmed the landscaping plan is sufficient.

She explained the current lease agreement requires the applicant to maintain the fencing for purposes of livestock.

### **Review Body comments and questions**

Cattles encouraged the applicants to be specific uses of the meadows/grazing. Sabbato asked the applicant to provide the proposed uses.

Rogalski asked if there will there be fencing between the housing lot and the office. Haberecht assumed the subsequent development would provide the fencing. They would likely be a boundary fence on lot one when it is developed.

Cattles asked if a common easement would be required for access. Sabbato noted it could be addressed on the plat.

The commissioners agreed a joint public hearing could be scheduled when the applicant have submitted the documents.

The work session was adjourned at 10:40 AM.

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The regular meeting of the planning commission was adjourned at 10:45 AM.

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/s/ Prepared by Beth Baker  
Manger of Administrative Services  
Gunnison County Community and Economic Development