

GUNNISON COUNTY PLANNING COMMISSION

PRELIMINARY AGENDA: FRIDAY, April 30, 2021

Blackstocks Government Center 221 N. Wisconsin Suite D.

****Public asked to participate using ZOOM – because of current seating limitations**

- 8:30 a.m. Dos Rios Village Townhomes (LUC-20-00015): Site Visit- COMMISSIONERS MEET ON SITE.** The Applicant proposes to build six buildings containing four townhomes each for a total of 24 townhomes. Twelve of the townhomes will be 2-bedroom, 1.5 bath at 900 square feet total. Twelve of the units will be 3-bedroom, 2-bath at 1,125 square feet. The total aggregate floor area of all the buildings is 13,524 square feet. The application spans two lots, Parcels 2 and 3. Property located at 37764 W. Highway 50, Gunnison, Co.
- 9:15 a.m. Dos Rios Village Townhomes (LUC-20-00015): Work Session.** The Applicant proposes to build six buildings containing four townhomes each for a total of 24 townhomes. Twelve of the townhomes will be 2-bedroom, 1.5 bath at 900 square feet total. Twelve of the units will be 3-bedroom, 2-bath at 1,125 square feet. The total aggregate floor area of all the buildings is 13,524 square feet. The application spans two lots, Parcels 2 and 3. Property located at 37764 W. Highway 50, Gunnison, Co.
- 10:00 a.m. Ranch Properties LLC (LUC-20-00048): Work Session.** The Applicant proposes a third residence at 11521 County Road 730 Gunnison Colorado (AKA Castleton Ranch), located in the Ohio Creek Valley. The subject parcel is approximately 211 acres and is developed with a variety of structures: two residences, one structure intended only for sleeping, and seven accessory structures. The proposal would expand the 670 sq. ft. Magazine Building/Hunt Cabin, an accessory structure, by 2800 sq. ft. The remodel would establish a third residence on the property of approximately 3,500 sq. ft.
- 11:00 a.m. CSU 2 Lot Subdivision (LUC-20-00013): Continued Joint Public Hearing.** The Applicant is requesting subdivision. Property located at 1141 State Highway 135 to 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***
- 11:10 a.m. Approval of Minutes**

**GUNNISON COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, April 30, 2021

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-Laura Puckett Daniels Vice-Chairperson-Andy Sovick Commissioner-Vince Rogalski Commissioner-Melanie Miller Commissioner-Scott Cox Alt. Commissioner- Beth Appleton	Director of Community and 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: Julie Baca

Recused: Scott Cox LUC-20-00013

With a quorum present Chairperson Puckett Daniels opened the April 30, 2021 regular meeting of the Planning Commission.

Moved by Sovick seconded by Rogalski to approve the Planning Commission meeting minutes of April 16, 2021 as amended, the motion passed unanimously.

Dos Rios Village Townhomes (LUC-20-00015) Site Visit- The Applicant proposes to build six buildings containing four townhomes each for a total of 24 townhomes. Twelve of the townhomes will be 2-bedroom, 1.5 bath at 900 square feet total. Twelve of the units will be 3-bedroom, 2-bath at 1,125 square feet. The total aggregate floor area of all the buildings is 13,524 square feet. The application spans two lots, Parcels 2 and 3. Property located at 37764 W. Highway 50, Gunnison, Co.

No minutes were taken during the site visit.

Dos Rios Village Townhomes (LUC-20-00015) Work Session- The Applicant proposes to build six buildings containing four townhomes each for a total of 24 townhomes. Twelve of the townhomes will be 2-bedroom, 1.5 bath at 900 square feet total. Twelve of the units will be 3-bedroom, 2-bath at 1,125 square feet. The total aggregate floor area of all the buildings is 13,524 square feet. The application spans two lots, Parcels 2 and 3. Property located at 37764 W. Highway 50, Gunnison, Co.

With a quorum present Puckett-Daniels opened the work session.

Commissioner Site Visit Comments:

- Appleton – the project fits the neighborhood; the trees are good screening.
- Puckett-Daniels- the project is compatible with the neighborhood. The lot is very flat, and it has utilities.
- Rogalski-the site visit was worthwhile. He had never known the lot was there. It can't be seen from the highway.
- Cox – had no comments.
- Sovick- the type of development proposed is appropriate for the area.

Applicant representative attorney Jacob With said this project is a 24 unit townhome project. It is infill development. It is compatible with the density of the surrounding neighborhood, including Fairway Condominiums, the motel, and Heatherwood Condominiums. He explained this development should qualify as a minor impact project, noting all the utilities are in place, there will be no significant impact on the environment, and it should have a de minimis impact on the area. He noted the Fire Protection District and County Public Works comments are being addressed and will be updated.

Puckett-Daniels asked about the original idea for affordable housing. With explained because of the extreme volatility of construction costs the applicant does not know that affordable housing is doable. The units will not be high end development, but the pricing has not been determined yet. Puckett-Daniels asked if the covenants will be in place. With said yes, a HOA is needed to maintain the roads, and common areas, etc. The covenants will address the county required bear proof trash cans, and fully shielded lighting, etc.

Planner Seminick noted this size project is typically classified as a major impact project. She said the commissioners should consider the applicant's request to reduce the impact classification to a minor impact. She explained there are three criteria to consider:

- Demand for public services
- Impacts on impact area and environment
- Impacts related to all existing and proposed development and proposed development in the impact area

She said there will be very little additional impact to the traffic, the utilities are existing and the developer will be tying into the water and sewer line. The density is similar. Staff is in support of the request to lower the impact classification to a minor impact.

Moved by Rogalski seconded by Cox to reduce the impact classification from major impact to minor impact. The motion passed unanimously.

The commissioners directed staff to schedule a public hearing and prepare a draft decision of approval.

The commissioners closed the work session.

Ranch Properties LLC (LUC-20-00048) Work Session- The Applicant proposes a third residence at 11521 County Road 730 Gunnison Colorado (AKA Castleton Ranch), located in the Ohio Creek Valley. The subject parcel is approximately 211 acres and is developed with a variety of structures: two residences, one structure intended only for sleeping, and seven accessory structures. The proposal would expand the 670 sq. ft. Magazine Building/Hunt Cabin, an accessory structure, by 2,800 sq. ft. The remodel would establish a third residence on the property of approximately 3,500 sq. ft.

Commissioner Appleton left the meeting.

With a quorum present Puckett-Daniels opened the work session

Applicants representatives architect Jake Scott on ZOOM and engineer Jerry Burgess were present.

Scott presented a vicinity map and an aerial photo of the Castleton Ranch main development area. There are several existing buildings:

- a main house structure
- a cook house which has been stabilized and used for storage
- a field house/gym
- a one bedroom one-bathroom guest house with no kitchen
- the Hunt/ Magazine cabin

The owner has applied to revamp the use of the Hunt/ Magazine cabin, with the addition of bedrooms and a kitchen. The total allowed square footage on a parcel is 12,500 sq. ft., the applicant has asked for 14, 322 sq. ft. of structures. The owner had considered subdividing a 35-acre parcel or going through the minor impact process. It was noted the septic system had been oversized when installed, so there would be no additional leach fields needed. The well is adequate.

Planner Seminick explained the application is a minor impact because of the third residence and the additional sq. ft. requested. She noted LUR Section 13-105 should be considered including:

- Finding of no obtrusive visibility required for approval
- Minimize visibility required for approval
- Location of utilities underground
- Obtrusive visibility shall cause denial

Miller asked if the assumptions used for well and septic were based on seasonal or full-time residency. Seminick explained the well permit is for three residences with a separate permit for watering. As septic permit doesn't have exceptions for seasonal or full-time use; it is seen as full-time use.

Engineer Burgess added the owner is being a good steward by adding to the building and not building any thing new.

The commissioners agreed unanimously there is not a need for a site visit.

The commissioners directed staff to schedule a public hearing and prepare a draft decision of approval.

The commissioners closed the work session.

CSU 2 Lot Subdivision (LUC-20-00013) Continued Joint Public Hearing.- The Applicant is requesting subdivision. Property located at 1141 State Highway 135 to 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***

With a quorum present Puckett-Daniels opened the continued joint public hearing.

Planner Sabbato said the meeting will have to be continued.

The commissioners continued the public hearing to May 21, 2021 at 9:45 am.

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