

GUNNISON COUNTY PLANNING COMMISSION
AMENDED AGENDA: FRIDAY, August 20, 2021
Blackstocks Government Center 221 N. Wisconsin Suite D.
You may also participate with ZOOM

8:45 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.

9:00 a.m. Dos Rios Village Townhomes (LUC-20-00015): Continued **Joint Public Hearing. 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**

*****The Dos Rios Village Townhomes will be continued to September 3, 2021 @ 9:00 A.M.*****

9:05 a.m. Marbles Lost (LUC-21-00019): Work Session. The applicant has requested a Ridgeline Vantage Review to permit construction of a single-family residence. The structure will be visible on a ridgeline more than 150 feet higher than the ridgeline vantage of CR3 near Beaver Lake outside of Marble. The property is legally described as Lot 51, Marble Ski Area, Condominium Filing #1.

**GUNNISON COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, August 20, 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 Daniels Vice-Chairperson-Andy Sovick Commissioner-Vince Rogalski Commissioner-Melanie Miller Commissioner-Scott Cox Alt. Commissioner- Julie Baca	Director of Community and Economic Development-Cathie Pagano Senior Planner – Rachel Sabbato Manager of Administrative Services- Beth Baker Others present as listed in text
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Absent: Commissioner Appleton

ZOOM: Commissioners Baca, and Cox

With a quorum present Chairperson Daniels opened the August 20, 2021 regular meeting of the Planning Commission.

Moved by Rogalski seconded by Cox to approve the Planning Commission meeting minutes of July 23, 2021 as presented, the motion passed unanimously.

Dos Rios Village Townhomes (LUC-20-00015): The Gunnison County Planning Commission and the Board of County Commissioner conducted a continued joint public hearing. They reviewed the applicant's proposal 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 Chairperson Daniels opened the continued public hearing.

Director of Community and Economic Development Cathie Pagano explained the required documentation and plans were only recently submitted and could not be reviewed by staff for this meeting.

Daniels continued the continued public hearing to September 3, 2021 @ 9:00 A.M.

Marbles Lost (LUC-21-00019): The Gunnison County Planning Commission conducted a work session. They discussed the applicant's request for a ridgeline vantage review, to permit construction of a single-family residence. The structure will be visible on a ridgeline more than 150 feet higher than the ridgeline vantage of CR3 near Beaver Lake outside of Marble. The property is legally described as Lot 51, Marble Ski Area, Condominium Filing #1.

With a quorum present Chairperson Daniels opened the work session.

Applicants Jim Hammerel, Tim Owen, Brian Golden described their application. Owen explained the site is in the Marble Ski area, on Village Dr., overlooking Beaver Lake. The site has significantly sloped topography. The ski hill and area in general is filled with similar homes. The Geotech report notes the house should be sited on the northern side of the lot. The lot is sparsely vegetated, and contains shale and bedrock. Locating the house in the upper corner of the lot will increase the length of the driveway.

Owen added from County Rd. 3 to the site there are ridgelines that come into focus. He explained it is beyond their control. He said anywhere the house is sited the residence will be visible. They will maintain the existing vegetation and site the home as high as possible. He noted this is the best and possibly only site for the house. He said the impacts have been addressed as much as possible. They will maintain as much as possible of the existing screening.

Community and Economic Development Director Pagano said the applicants are subject to the *Gunnison County Land Use Resolution (LUR)* Section 11-108 Standards for Development on Ridgelines standards. They have identified the exception: No Feasible Alternative Site Exists on the Parcel. No feasible non-ridgeline site for the building exists on the parcel which, considering existing natural vegetation would be less visibly obtrusive than the ridgeline site.

Sovick suggested excavating down, rather than going higher. Owen said excavating of the bed rock would be significantly more expensive. They have put the living spaces and bedrooms on the south side, and the majority of the program on the north side. The gable meets the topography to not significantly incur costs. The upper level bedrooms on the gable side are not visible from the highway.

Daniels asked how high the highest part of the house is. Owen said 27 ft. Miller asked about the vegetation and possibility for screening. Owen said the site contains exposed shale and very little screening, the challenge is the exposure, the rocky sub straight and surface conditions. He anticipates it will be challenging for any vegetation to grow. Pagano added the LUR refers to existing screening being protected, not replanted. Owen said some trees sit out front and that is helpful.

Daniels asked about the septic field. Owen said the septic and well seem to be on the most feasible portion of the site, and best soil conditions.

Cox pointed out the prominence of the structure is impacted by the reflectivity of the materials: the window reflections, and the metal roof. A mat finish and windows that limit reflection would help. Owen agreed. He explained the house is designed with significant amount of solar on the roof. This was done to reduce the use of propane generators. It is a small moment when a reflection would be caught off of the roof slope. They will be using painted metal siding and roofing.

The commissioners unanimously agreed a site visit would be beneficial.

The work session was closed at 9:30 A. M.

The Planning Commission meeting was adjourned at 9:45 am.

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

