

**GUNNISON COUNTY PLANNING COMMISSION  
REGULAR MEETING MINUTES  
Thursday, November 3, 2022**

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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. and on Zoom **Present:**

Commissioner-Julie Baca Commissioner-Matt Schwartz Commissioner-Fred Niederer	Assistant County Manager Community and Economic Development-Cathie Pagano Planner – Sean Pope Planner/ Manager of Administrative Services- Beth Baker Others present as listed in text
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**Absent:** Commissioners Andy Sovick and Laura Daniels

**Zoom-** Commissioner Julie Baca

**Recused:** Commissioner Beth Appleton

Commissioner Beth Appleton has recused herself from the review of the Whetstone Workforce Housing application.

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With a quorum present Commissioner Baca opened the November 3, 2022 regular meeting of the Planning Commission.

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Moved by Commissioner Schwartz seconded by Commissioner Niederer to approve Planning Commission meeting minutes, dated October 20, 2022, as amended. The motion passed unanimously.

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**Whetstone Workforce Housing (LUC-22-00049) Work Session:** The applicant proposes development of an essential workforce housing residential development on the site. The total parcel is 15.1 acres. Approximately 231 units are proposed at the site, the majority (more than 40% per Essential Housing standards) shall be deed restricted based on AMI limitations which will vary based on a range of community need and the ability of the County and developer to secure supplemental funding and control costs. The units will vary and may include: apartments, townhomes, and live/work units. The parcel is located at 25315 Highway 135, a tract of land in the NW1/4SE1/4, Section 12, T14S, R86W, 6<sup>th</sup> PM.

With a quorum present Commissioner Julie Baca opened the work session.

Applicant's representative Assistant County Manager (ACM) John Cattles gave a power point presentation, which included an overview of the previous presentation, site circulation, parking and snow storage and utilities. JV DeSousa explained the final charette, in August 2021, resulted in recommending larger structures on the north end- close to Highway 135. The smaller structures on the south side to take into consideration Riverland and the Colvin's property. He added that the inclusion of the Gers' parcel was a change. The values expressed in the charette have remained.

The vehicular circulation sketch plan map was presented. There are two highway access points. The access should accommodate bus and multimodal transportation. The east access will be a right-in and right-out access.

The pedestrian connections include a central greenway, primary for the residents to move through development. They will connect the access to the underpass on the other side of 135. The streets will have detached sidewalks on both sides of the streets. The front porches will address the streets. The area will be walkable, viable and vibrant. The intention is to provide flexibility for getting around on the site.

Parking and Snow storage was discussed. There will be 423 parking spaces, some of them are enclosed for units. The parking is both on and off-street parking. The 423 parking spaces corresponds to the number of bedrooms in the development. The snow storage will use the central park area, if needed. The plows will push snow. There is a map in the submittal illustrating the snow storage.

Cattles highlighted sidewalks on both sides of the street, will give the opportunity for walkability. Residents will retain walkable access, with the duplication of paths.

Commissioner Baca asked about the roundabout. Cattles noted the roundabout project is in progress, but they do not know in what order it will occur. It would be ideal for it to happen at the same time, but is difficult to predict.

Commissioner Schwartz asked about snow storage at the possible transit center. Cattles explained there will be a small space in the first floor of the building. Also, a small space for shelter and possibly a coffee shop.

The utility plan was presented. JVA Consultants Dillon Dunn described the plan as a straight forward water loop water system to connect in two places along Highway 135. There is flexibility to connect to the water line. He described the hydrant locations and how they will adequately serve the site. The stormwater inlet locations are along the curb and gutter, with manholes and a storm water detection site.

The sanitary sewer will fall from the highway south to the site. They are proposing using a pump station. There are several options for sanitary sewer providers, they are leaning towards the Town of Crested Butte.

Commissioner Niederer asked how the sewage will be directed. Collection will be along the east and west road and they are proposing three or four curb inlets for collection.

The Town of Crested Butte connection would be the preferred option and would cost considerably less than Skyland water and East River sewer, or building a wastewater treatment plant.

Commissioner Niederer asked about the grade and elevation change from the highway to the river. Assistant County Manager Community and Economic Development (ACM) Cathie Pagano explained detailed engineered plans would not be submitted until the preliminary plan stage of the application.

Commissioner Baca asked who manages the sanding of sidewalks and roads. ACM Cattles explained it is an unknown at this point. It will part of the negotiation with a developer.

Commissioner Schwartz asked if there would be a backup for the lift station. Dunn noted there would be a backup generator and substation.

ACM Pagano reviewed the staff report. It identified comments from CDOT concerning the roundabout and access. ACM Cattles explained CDOT will allow the east access only as an emergency access. Cattles said talks are continuing with CDOT.

Commissioner Niederer inquired about a construction traffic access: Cattles said it could be a temporary condition and a whole process with CDOT.

Pagano said Crested Butte Fire has submitted comments.

The commissioners requested additional information on AMI and the affordability charts.

The next work session will be conducted November 17, 2022.

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Commission Baca closed the work session and adjourned the meeting at 10:45 a.m.

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/s/ Beth Baker

Gunnison County Community and Economic Development