

**GUNNISON COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
Thursday, December 1, 2022**

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:

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

With a quorum present Chairperson Daniels opened the December 1, 2022 regular meeting of the Planning Commission.

Whetstone Workforce Housing (LUC-22-00049) Work Session: 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, 6th PM.

With a quorum present Chairperson Laure Puckett Daniels opened the work session.

Assistant County Manager John Cattles explained the proposed project, noting there had been five work sessions and site visit. The discussions have included site circulation, streets & parking, snow storage, utility extension options, site design, walkability, affordable housing thresholds, and the Crested Butte Town Council agreement to consider the county’s utility extension.

Chairperson Daniels pointed out the sketch plan is conceptual and does not require or allow engineering submittals.

Willa Williford and Cattles discussed the essential housing and *Gunnison County Land Use Resolution* ((LUR) standards: the site is transit focused, with efficient & functional street connections, and efficient use of land, including safety, walkability and parking and height variances to be finalized at preliminary plan.

Cattles explained requesting modifications was allowed because of the energy efficiency of the proposed development. It includes maintaining a trail system, greenways, storm water and snow storage. He added moving any of the design elements would have negative impacts. The amenities would be close with easy access for the residents. The design would keep most of the vehicles at the top end of the site, which will reduce traffic and driving, resulting in the residents using transit more often. Using less fuel is a major addition to energy efficiency. They are investigating using large centralized geo-thermal wells. Clustering the buildings allows the use of a well field located under a parking lot.

There has been a holistic design approach between roads and buildings. One without the other won’t be as effective. The proposed roundabout includes geometric elements to slow traffic. The divided highway extends from the roundabout and highway alignment which is not strait, but slightly bent to slow traffic.

The buildings adjacent to the highway promote visual cues of a heavy use area, and traffic slowing down. This results in a safer area for individuals using different modes of transportation. Cattles and Danica Powell noted an ecosystem of solutions was used including median, pinch-point, chicane, roundabout, diverter, signal progression, building lines, street trees, and on-street parking.

If the sketch plan is approved, early in 2023 the developer selection process starts. The County will continue to work with the Town of Crested Butte on the community process and technical components of a utility extension. They will also explore funding opportunities and partnerships. The preliminary plan would then be submitted late in 2023.

Niederer asked about geo-thermal in a larger building. Cattles explained it does not replace the boiler, it is more effective in larger buildings.

The commissioners reviewed the memo submitted by Cathie Pagano Assistant County Manager for Community and Economic Development, dated November 28, 2022. County Attorney Matt Hoyt was also present to discuss the memo.

Section 7-102 B Compatibly with Community Character was discussed. Commissioner Schwartz asked how the negative comments have been incorporated. Pagano noted most of the concern has been about the placement of the buildings near the highway and density. A lot of concerns have been addressed in the iterative process of submitting this application. There have been fears and concerns about quality, and even will it ultimately be affordable enough. Hoyt explained a deed restriction, while not fool proof, would be very hard to eliminate. ACM Pagano noted the county has learned a lot of lessons with deed restrictions in the last 20 years. Powell said the site plan was changed to respect the immediately adjacent property owners. Snow removal changed a lot of the design in the beginning. The design charette was the north star in creation of the plan.

The commission reviewed the definition of compatible in the LUR. Sovick was concerned this is different from everything around it. Those who have not been involved could be shocked. ACM Cattles confirmed the greater the density the greater the affordability. Commissioner Schwartz looked at it differently, noting the first thing that comes to mind is a desire to have year-round residents. This would be a vibrant year-round neighborhood with no short-term rentals. Not being able to find people who can afford to live and work in Crested Butte would shutter it. Community is not necessarily just physical.

Chairperson Daniels said the trail access lends itself to the community character. She added the green space was more than addressed and has a purpose and lends itself to community character. The large buildings are out of character, but there are tradeoffs. There could be breaking up the mass with different roof lines etc. There will be vitality in the architecture at preliminary plan. It is hard to see the larger buildings on the highway but she understands the reasoning behind it. Commissioner Schwartz added if things are moved, you take the loop and turn it into a race track. The current iteration lends itself to more walkability. Commissioner Niederer said we could block solar access to the buildings if moved. Schwartz noted taller denser buildings address the goals, Chairperson Daniels agreed. ACM Cattles said the walkable streets will be walkable for everybody. That group of people will have access to all the open space amenities. Commissioner Niederer added a community with transit in mind aligns with the communal aspect, and will be compatible.

Chairperson Daniels was concerned with the safety of the residents crossing the highway, it could jeopardize their safety. Cattles noted an underpass is not the only way to cross the highway. If the roundabout does not happen, there can be crosswalks, and a median etc. There are multiple paths, and would be addressed at preliminary plan. The application is based on access to transit.

The commissioners discussed the compatibility with the neighborhood. County Attorney Hoyt noted modification means a change to the standard. The commission can decide to what level the applicant complies and it does not require total adherence. Commissioner Schwartz said the applicant has massed the site from boundary to boundary, and to minimize does not mean to eliminate visual impacts.

ACM Pagano and Cattles explained the applicant has mitigated impacts to the surrounding neighbors. They have been open to receiving comments, and have been considerate of the concerns expressed.

The commissioners decided an additional work session would not be necessary.

The joint public hearing will be conducted January 19, 2023, at 9:45 A.M., in the Gunnison County Courthouse BOCC meeting room.

Daniels closed the work session at 11:45 A.M.

Gregory Six Lot Subdivision (LUC-19-00013) Site Visit: The applicant is proposing to subdivide 3.42 acres into six single family residential lots. Located 3.42 acres in N1/2SW1/4 of Section 25, TS50N, R1W, NMPM, Colorado Highway 135, Gunnison, Co. Parcel number 301-250-00-108.

No minutes were taken on site.

Gregory Six Lot Subdivision (LUC-19-00013) Work Session: The applicant is proposing to subdivide 3.42 acres into six single family residential lots. Located 3.42 acres in N1/2SW1/4 of Section 25, TS50N, R1W, NMPM, Colorado Highway 135, Gunnison, Co. Parcel number 301-250-00-108.

With a quorum present Chairperson Daniels opened the work session.

Site Visit Comments:

Daniels-surprised of the developed nature of the parcels surrounding it. The site felt bigger than she anticipated. The ditch poses some questions. The lot sizes seem comparable as the surrounding development.

Schwartz- parcel was larger than he thought it was, based on the acreage size of 3.42-acres. It is a lot more doable than he previously thought.

Niederer- only concern was about the drainage ditch, but is now a mute- point.

Applicant Gregory explained they would level out between the lots and meld some trees into some of the landscape of the project. There are many options for the ditch, and they are able to get rid of berm on the west side and as many trees as possible for utilities in that area. Chairperson Daniels asked if the ditch could be filled in. Gregory said even if it is filled in, the water will seep and disburse. No water is actually flowing. It was put in as a tail water ditch, and it is also mitigating the water above this property. The primary ditch runs parallel of the driveway, it was cleared out and brought into the CSU property. All the houses will be built up with no crawl spaces. The front lots are much drier than the back. Planner Sabbato said a reclamation permit will be required when the lots are developed.

The commissioners found the proposed development compatible with the area. Commissioner Schwartz was concerned with the covenants, noting a garage could be built much larger than the residence. The applicants agreed to limit the size of the garages. They will include ADUs in the covenants. It would be up to each individual land owner to ensure they can meet all county requirements. Keeping the option open allows for more flexibility.

The commissioners agreed there were no concerns with the LUR standards.

The commissioners directed staff to schedule a joint public hearing and prepare a draft recommendation to approve.

Daniels closed the work session at 2:30 P.M.

The regular meeting of the Gunnison County Planning Commission was adjourned at 2:40 P.M.

/s/ Beth Baker

Gunnison County Community and Economic Development