

**GUNNISON COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
Thursday, September 21, 2023**

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-Andy Sovick Vice-Chairperson- Roland Mason Commissioner-Matt Schwartz Commissioner- Julie Baca Alt. Commissioner- Eric Phillips	Director of Community and Economic Development- Cathie Pagano Planner-Sean Pope Planner-Rachel Blondy Planning Technician- Jena Greene Others present as listed in text
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Absent: Commissioner-Fred Niederer, Alt. Commissioner- Annie Beall, Director of Planning- Hillary Seminick

Recused: NA

Zoom: Eric Phillips

8:51 a.m. Call to Order: With a quorum present Chairperson Sovick opened the September 21, 2023 regular meeting of the Planning Commission. At 8:51 am

The Planning Commission reviewed the August 3rd, 2023 meeting minutes. The minutes were approved with no amendments. Commissioner Mason recommended approval of the minutes and Commissioner Bacca seconded. Approved unanimously.

9:00 a.m. Work Session: LUC-23-00030 Ridgeline Vantage and Classification of Impact Reduction Request for Lot 1 of Red Mountain Ranch Estates Subdivision Work Session

With a quorum present Chairperson Sovick opened the work session at 9 am. Andrew Hadley and Elizabeth Smith were in person at the meeting.

Pope gave an introduction for the project. The Applicants, James A. Wermers and Muna Bhanji, represented by Andrew Hadley and Don Smith, were requesting an Impact Classification reduction pursuant to LUR Section 3-111: *Classification of Impact from a Ridgeline Vantage Minor Impact Review* for a proposed single-family residence with an attached garage within a Ridgeline Vantage as viewed from CO-135. The Planning Commission was charged with evaluating the application against the criteria listed in 3-111 C.

Andrew Hadley gave the overview for the applicants. The proposed project was for a single-family residence with an attached garage in the Red Mountain Ranch subdivision. The HOA had a designated building envelope for this site, and the issue of ridgeline vantage wasn't originally on the applicant's radar. The designated building envelope had a 10-15% slope across the site and consisted of a meadow surrounded by a heavily wooded area with large aspen trees. When the issue of the ridgeline vantage came up, the applicants explored other potential building locations. Anything built within the meadow would have also broken the ridgeline, and locations not in the meadow would have required significant tree removal and constructing a long driveway with eight or more switchbacks. The applicants provided an analysis of the ridgeline performed along the

135 corridor and the turn from Crested Butte South onto 135, noting that the existing trees helped to shield the proposed home.

Per 11-108: Standards for development on ridgelines, the commission was evaluating if the application demonstrated clear and convincing evidence that the request met at least one of the three criteria outlined in 11-108. Pope noted that staff supported the request due to the application meeting two of the criteria: no other feasible alternative site on the parcel; and that full screening existed- supported with an accompanying draft covenant.

Commissioner Mason commented. He lived in the neighborhood. He noted the existing barn and the impacts that were caused by the barn on the ridgeline, in addition to the construction of the road. Mason also noted that in addition to the ridgeline, the Red Mountain Subdivision was a well known Elk migration corridor. Moving the home into the trees below and building a road would have more impact on the corridor than building the home in the proposed/applicant preferred location, noting that there were prior developments where there was revegetation after a road was installed, but the impact on the land was still highly visible. He agreed that the application met at least one of the criteria. He asked the applicants about the color of the roof, if the trees did burn down in the future. Hadley noted that the plan was for the roof to be charcoal grey. Commissioner Mason was in support of the color choice voicing that the roof should not be shiny.

Director Pagano added that the Commission was able to put a condition about the material of the roof in the conditions of approval for the application. Commissioner Sovick asked the commission if they would like to add a condition of approval that the materials of the roof be a non-reflective surface that was supported.

Commissioner Bacca made a motion to follow staff recommendation to reduce the impact classification from a minor impact review to an administrative review with the condition that the materials of the roof be a non-reflective surface. Seconded by Commissioner Mason. Motion approved unanimously in support.

Sovick closed the work session, and adjourned the meeting at 9:15.
