

# **GUNNISON COUNTY PLANNING COMMISSION**

**AGENDA: Thursday February 15, 2024**

**221 N. Wisconsin, Suite D**

**In person or on Zoom**

**8:45 a.m.**

- Call to order; determine quorum
- Approval of Minutes from the January 18, 2024 Planning Commission meeting
- Election of Officers
- Unscheduled Citizens; A brief period in which the public is invited to make general comments or as questions of the Commission or Staff about items which are not scheduled on the day's agenda.

**9:00 a.m.**

**Planning Commission and Board of County Commissioners Joint Work Session:  
Greater Gunnison Community Plan Draft Review**

Review of the draft Greater Gunnison Community Plan, a detailed plan for long-term future land use and potential development north and west of the City of Gunnison within unincorporated Gunnison County.

**Work Session: LUC-22-00028 | Avalon Subdivision**

The applicant proposes subdivision of a 96-acre parcel into 76 residential lots. Single-family homes and secondary residences are proposed to be allowed on each lot. A maximum size of 5,000 square feet is proposed and a minimum of 1,400 square feet for the single-family homes with a two-car garage required. The applicant proposes that 67% of the land will be open space and that there will be an internal trail system. The applicant is working with the Crested Butte South Metropolitan District for water service and wastewater treatment.

**Adjourn**

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**NOTE:** Unless otherwise noted, all meetings are conducted in the Blackstock Government Center Meeting Room 221 N. Wisconsin St. in Gunnison, across the street from the Post Office. This is a preliminary agenda; agenda times may be changed up to 24 hours before the meeting date. If you are interested in a specific agenda item, you may want to call the Planning Department (641-0360) ahead of time to confirm its scheduled time. Anyone needing special accommodations may contact the Planning Department before the meeting.

**GUNNISON COUNTY PLANNING COMMISSION  
ORGANIZATION and PROCEDURAL *GUIDELINES***

**GUNNISON COUNTY, COLORADO**



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Originally adopted February 26, 1988  
Amended March 20, 1988  
Amended February 10, 1989  
Amended March 4, 1994  
Amended February 16, 1996  
Amended March 20, 1998  
Amended June 4, 2002  
Amended May 5, 2009

**GUNNISON COUNTY, COLORADO PLANNING COMMISSION**  
**ORGANIZATION AND PROCEDURAL GUIDELINES**

**SECTION 1: PURPOSE**

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These *Guidelines* are advisory only, and are not intended to impose, nor shall they carry the weight or authority of, statute, regulation or resolution. In no circumstance do these Guidelines control the Gunnison County Land Use Resolution or any other County regulation.

When there is a conflict between language in these Guidelines and the Gunnison County Land Use Resolution, the Gunnison County Land Use Resolution shall prevail.

**SECTION 2: ORGANIZATION**

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- A. ORGANIZATION AUTHORITY.** This organization is the Planning Commission of the County of Gunnison, Colorado, which is governed by and has those duties and responsibilities authorized by the applicable provisions of Colorado Revised Statutes 1973 30-28-103 and 104 *et. seq.*, as amended, and pursuant to the *Gunnison County Land Use Resolution*, Section 1-115: *Establishment of Gunnison County Planning Commission*.
- B. ORGANIZATION TITLE.** This organization is referred to herein as "the Commission."
- C. BOARD REFERENCE.** The Gunnison Board of County Commissioners is referred to herein as "the Board."
- D. COMMISSION REFERENCE.** The Gunnison County Planning Commission is referred to herein as the "Commission."

**SECTION 3: MEMBERSHIP AND RESPONSIBILITIES**

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- A. MEMBERSHIP.** The Commission is comprised of five regular and two alternate members, who are residents of Gunnison County, and are appointed by the Board.
- B. RESIDENCY.** Each regular and alternate member shall be a resident and shall have been a resident of Gunnison County for at least two years immediately before the appointment.
- C. LENGTH OF TERMS.** Regular commission members are appointed to staggered three-year terms by the Board. Alternate members are appointed for one-year terms, or for terms as otherwise determined by the Board.
- D. APPOINTMENT TO FILL VACANCY.** A vacancy created by the resignation or termination of a member's term is filled by appointment by the Board for the length of time remaining in the vacated term.
- E. ALTERNATE MEMBERS.** Alternate members are expected to attend all regularly scheduled meetings, and, with the exception of not having regular voting privileges, fully participate in the business of the Commission.
- F. COMMISSION MEMBER'S RESPONSIBILITIES.** A Planning Commission member is responsible to do the following:
  - 1. REVIEW MATERIAL BEFORE MEETINGS.** Review all material received before meetings.
  - 2. BECOME FAMILIAR WITH APPLICABLE REGULATIONS.** Familiarize him/herself with the Gunnison County Land Use Resolution, and other regulations that the Commission may be expected to administer from time to time.
  - 3. ATTEND COMMISSION MEETINGS INCLUDING SITE VISITS.** Attend all Planning Commission meetings, including site visits and work sessions. If a Commission member is unable to attend a meeting,

they shall notify the Commission Chairperson or Planning Director if possible, at least one week before the scheduled meeting.

4. **ENCOURAGE DETAILED DISCUSSION IN INITIAL REVIEW DISCUSSIONS.** Endeavor to raise questions and concerns about a proposal as soon in the process as they become apparent.
  5. **EVALUATE PERMIT APPLICATION FOR COMPLIANCE WITH REGULATIONS.** Evaluate each proposed Land Use Change Permit application for its compliance with the Gunnison County Land Use Resolution, and other applicable regulations, by reviewing the documentation submitted and included in the application's file in the Planning Office.
  6. **REVIEW DRAFT ACTION DOCUMENTS PREPARED BY DEPARTMENT STAFF.** Review the draft Recommendation or Decision prepared by the Planning Department staff for a specific Land Use Change Permit application, so as to reasonably ensure that all elements of a proposed land use change have been explained, that compliance of the Land Use Change Permit application with the Gunnison County Land Use Resolution, and other applicable regulations has been sufficiently evaluated, that Findings have been included that reflect conclusions reached by the Commission based on its evaluation of submitted documents, public testimony and any observations onsite, and that conditions of the proposed action are based on evidence included in the record, and backed by the Findings.
  7. **SERVE AS PROJECT COORDINATOR.** Serve as a Project Coordinator as appointed by the Commission Chairperson.
  8. **HELP NEW COMMISSION MEMBERS.** Assist new Commission appointees as needed.
  9. **ATTEND OTHER COUNTY MEETINGS.** Insofar as possible, attend other County meetings of interest to the Planning Commission.
  10. **REFER PUBLIC TO THE STAFF.** Refer inquiries from the public on planning matters to the Planning Department staff.
  11. **PERFORM IN A QUASI-JUDICIAL MANNER.** Conduct him/herself in actions, words and manner, in public and in private, as befitting and as required of a quasi-judicial role, relating to matters before the Commission.
  12. **ATTEND PROFESSIONAL CONFERENCES TO ENHANCE UNDERSTANDING OF PLANNING FIELD.** Is expected by the Board to participate in and attend educational and professional conferences, workshops and field trips as may be offered by professional organizations related to the planning field.
  13. **BE ACTIVELY INVOLVED IN COMMISSION RECOMMENDATION TO BOARD IN DEVELOPING LAND USE POLICIES.** Is actively involved as a Commission member in making recommendations to the Board concerning broader land use issues and concerns, establishing Special Areas, and amending the Gunnison County Land Use Resolution.
- G. PROJECT COORDINATOR.** The Chairperson may appoint a Project Coordinator to each Land Use Change Permit application. The Chairperson may also appoint Project Coordinators to direct other, issue-oriented projects. The term "Project Coordinator" may include more than one individual, so that a project is assigned Co-ordinators. The Chairperson may serve as Co-ordinator as necessary, to provide guidance and support. A Project Coordinator's responsibilities include these:
1. **EVALUATE APPLICATION FOR COMPLIANCE WITH REGULATIONS.** To evaluate each Land Use Change Permit application for which he/she is the Project Coordinator for its compliance with the Gunnison County Land Use Resolution and/or any other applicable regulations.
  2. **OVERSEE AND PROVIDE INFORMATION TO OTHER COMMISSION MEMBERS.** To provide comments and project analysis to the other Commission members at scheduled meetings. The staff will provide timely notice to a Project Coordinator when the proposed Land Use Change Permit application review he/she is overseeing is to be a scheduled agenda item.
  3. **IDENTIFY COMMISSION CONCERNS FOR PROPONENT.** To determine the sense of the Commission relative to potentially sensitive or controversial issues for guidance in consulting with the proponent (s).
  4. **WORK WITH STAFF.** To work with the Planning Department staff, County Attorney and/or other staff, to find answers to questions raised about the proposed land use change.

- a. **CONSULT WITH PROPONENT.** To consult with the proponent as required. Other Commission members and/or staff may also be included as deemed appropriate by the Project Coordinator. The Project Coordinator shall report to the Planning Commission, at the next regular meeting of the Commission and on the record, if such consultations occur, and shall report the date, time, place, participants and subject matter of each such consultation. Such consultations, if reported as required, shall not be considered to be in violation of Section VIII, *Ex Parte Communications*, of these *Guidelines*.
  - b. **REVIEW STAFF RECOMMENDATIONS.** To review draft staff recommendations before a meeting on which such recommendations are scheduled.
  - c. **TO BE PRESENT WHEN LAND USE CHANGE PERMIT RECOMMENDATIONS ARE SCHEDULED ON THE TO BOARD AGENDA.** To be present when a Planning Commission Recommendation to the Board of County Commissioners a Land Use Change Permit application is being considered in a public hearing, or for action by the Board, as appropriate. The Project Coordinator may request that other Commission members also be present to assist in answering questions the Board may have about the Commission's recommendation.
- H. **COMPENSATION.** Commission members receive a nominal fee for each regular or special meeting as determined periodically by the Board, and are compensated for necessary traveling and subsistence expenses related to occasional out-of-county workshops and meetings.
  - I. **ABSENCES.** The Planning Commission will notify the Board if a Commission member has missed four consecutive regular Commission meetings. The Board will schedule a meeting with the Commission member, and may remove the member from the Commission.
  - J. **RESIGNATION.** Any member may resign from the Commission by giving written notice to the Commission Chairperson and/or the Board.
  - K. **REMOVAL OF COMMISSION MEMBER FOR NON-PERFORMANCE OR MISCONDUCT.** The Board of Commissioners shall fill vacancies and may remove a member for non-performance of duty or misconduct, as it deems appropriate in the exercise of its discretion.
  - L. **ROLE OF ALTERNATE DURING TEMPORARY VACANCY.** In the event that any member is temporarily unable to act owing to absence, illness, conflict of interest, or any other cause, such position shall be filled during the temporary disability by an alternate member by order of the chairperson of the Commission.

#### **SECTION 4: OFFICERS AND DUTIES**

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- A. **OFFICERS OF COMMISSION.** Officers of the Commission are a Chairperson and Vice-Chairperson, and any others as the Commission deems may be needed.
- B. **ANNUAL ELECTION.** Officers are elected annually by members at the Commission's first meeting in February, or as soon as practicable after the Board has made its annual appointments to the Commission, whichever occurs later.
- C. **TERMS OF OFFICE.** Each office holder holds office for one calendar year after his/her election, and may succeed him/herself.
- D. **ROLES OF CHAIRPERSON AND VICE-CHAIRPERSON.** The Chairperson presides at all meetings of the Commission, and is the chief executive officer of the Commission, performing duties that may reasonably be associated with that position. The Vice-Chairperson serves in the absence or incapacity of the Chairperson, including in any event in which a conflict of interest prevents participation and vote by the Chairperson; and completes all such duties as are defined herein which are normally performed by the Chairperson. In the event both the Chairperson and Vice Chairperson may have a conflict of interest, or are absent or incapacitated, the remaining members shall elect a Chairperson who shall preside over the business of the applicable meeting.
  - 1. **QUALIFICATION OF ACTING CHAIR REGARDING AGENDA ITEMS REQUIRING ACTION.** When an item is scheduled on the agenda for action and neither the Chairperson or Vice Chairperson is present, or is without a conflict of interest, the Commission shall choose its Acting Chair only from those members who were present when the public hearing for any such item was conducted.

## SECTION 5: MEETINGS

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- A. ANNUAL SCHEDULE OF MEETINGS.** A schedule of regular meeting dates for the upcoming year will be prepared by the Planning Department staff for review and approval by the Commission at its first December meeting.
- B. OPEN MEETINGS AND EXECUTIVE SESSIONS.** All Commission meetings shall be preceded by notice as required by Colorado State statute, and held regularly and at specific times and open to the public at all times. No executive session shall be conducted except in strict compliance with state statute. No executive session shall be convened or conducted until the Commission has first convened in an open session for which notice has been posted, a majority of the members have voted to go into executive session, and that action entered into the minutes, the Chairperson has cited the purpose for an executive session, and has stated to the public that the meeting will reconvene after the executive session.
- C. SPECIAL MEETINGS.** Special meetings may be conducted at any time when called by the Chairperson or at the written request of three or more Commission members. All members must be notified at least 48 hours in advance of a special meeting. Special meetings shall be noticed at least 24 hours in advance of the meeting, in compliance with Colorado statutory requirements and as otherwise required by the Gunnison County Land Use Resolution. Only items on the posted agenda shall be considered at a special meeting. Special meetings may be called in order to expedite action on a Land Use Change Permit application or any other subject that requires review and recommendation or other considerations or action by the Commission.
- D. WORK SESSIONS.** Work/study sessions may be conducted as needed by the Commission, or as required by the Gunnison County Land Use Resolution. No official action takes place at these sessions.
- E. MEETING LOCATIONS.** Regular meetings of the Commission are conducted in the Planning Commission meeting room of the Blackstock Government Center in Gunnison, or at any other place agreed upon by the members or that the Planning Department staff determines to be a site which can reasonably and most conveniently accommodate the public. The Commission will, as necessary and as it determines it can best serve the interests of the public, conduct its meetings in municipalities or other locations in the County when there are Land Use Change Permit, Special Area designation, or other applications proposed on lands located in or adjacent to those areas.
- F. QUORUM.** A quorum of the Commission consists of three members. No action shall be taken by the Commission without three members voting affirmatively.
- G. ORDER OF BUSINESS.** The order of business for each regular meeting of the Commission may include the following, so far as is applicable, and not necessarily in the order listed:
- 1. DETERMINATION OF QUORUM.** Call to order and determination of quorum.
  - 2. UNSCHEDULED CITIZENS.** Meeting with unscheduled citizens about items that are not agenda items for that meeting.
  - 3. MINUTES APPROVAL.** Correction and approval of minutes of previous meeting(s).
  - 4. CONSIDERATION OF PERMIT APPLICATIONS.** Individually scheduled Land Use Change Permit application work sessions, public hearings or actions. A public hearing may be continued to a time and date certain for a specific Land Use Change Permit application.
  - 5. CONSIDERATION OF GENERAL PLANNING ISSUES.** Work sessions on planning items that are
  - 6. TRAINING.** Educational and training sessions by staff, and/or representatives of other local, state and federal agencies, video and audio conferences, videotape presentations.
  - 7. STAFF AND COMMISSION REPORTS.** Reports by staff/Commission members.
  - 8. DEBRIEFING OF DAY'S MEETING.** Discussion about processes and other general planning issues raised during the day's meeting. No action is to be taken during this debriefing, and items on which action is to be taken will be scheduled as agenda items at upcoming Commission meetings. No discussion of specific Land Use Change Permit applications shall occur during this time.
  - 9. ADJOURN.** Adjournment.
- H. MAINTAINING DECORUM IN MEETINGS.** Commission members, led by the Chair, will maintain decorum and

a businesslike atmosphere in meetings. Generally, clapping, shouting, disrespectful language and/or other outbursts are inappropriate. As necessary, the Chair shall establish what types of language and comments will not be considered acceptable. The Chair is responsible for enforcing the rules with both the public and Commission members and may interrupt a speaker, and remind the speaker of the rules. If the speaker refuses to cooperate and persists in inappropriate behavior, the Chair may call a recess.

- I. **RECORD OF COMMISSION PROCEEDINGS.** The Commission shall keep a record of its proceedings, which shall be available to the public at the Planning Department during regular business hours.
- J. **PROCEDURE WHEN ALTERNATE MEMBER IS PROJECT COORDINATOR.** In the event that an alternate member is the Project Coordinator for a Land Use Change Permit application or a special project scheduled on the agenda for action, the Chairperson will direct a regular member to step down so that the Project Coordinator may vote on that item. Once the vote has been taken, the regular member resumes his seated status.
- K. **DISTRIBUTION OF MEETING INFORMATION TO COMMISSION MEMBERS.** The Planning Department staff shall make its best effort to deliver, to each Commission member copies of applications, reports, draft recommendations and/or other materials related to agenda items at least five business days prior to a regular meeting; members may also elect to pick up materials at the Planning Department, or to receive the materials by fax or electronic mail.
- L. **SUBSTANTIVE MATERIAL SUBMITTAL.** The Commission shall not consider new substantive material that is submitted after 12 Noon on Thursday of the week before the scheduled meeting unless the Commission has otherwise specifically, and by majority vote, waived this requirement, or such submittal is otherwise allowed by the Gunnison County Land Use Resolution.

## **SECTION 6: CONFLICTS OF INTEREST**

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- A. **CRITERIA FOR CONFLICT.** In addition to any requirement of Colorado law, a member of the Commission is considered in a position of conflict of interest if any of the following situations is in evidence relative to the specific Land Use Change Permit application or special project scheduled for discussion:
  - 1. **COMMISSION MEMBER CONNECTED TO SUBJECT PROPERTY.** The member is:
    - a. **AN IDENTIFIED BUYER.** An identified buyer of the subject property.
    - b. **THE SELLER.** The seller of the subject property
    - c. **THE REALTOR.** The broker or Realtor for the property
    - d. **THE APPLICANT.** The applicant, or applicant's employee, spouse, parent, child, sibling or a member of the applicant's household
    - e. **ADJACENT LAND OWNER.** The owner, lessor or lessee, adjacent to the subject property; or,
  - 2. **COMMISSION MEMBER WILL BE FINANCIALLY AFFECTED.** The member stands to be beneficially or detrimentally affected in a financial way by action taken on the property.
  - 3. **REMOVAL FROM MEETING WHEN IN CONFLICT.** Any member who considers him/herself to be in a position of conflict of interest as defined above must declare such conflict, surrender the privilege of voting, and remove him/herself from the meeting.
  - 4. **DETERMINATION BY COUNTY ATTORNEY OF CONFLICT.** Questions of conflict of interest which fall outside the above-cited categories or about which the Planning Commission, or the individual member in question wish to have County counsel, shall be referred to the County Attorney for evaluation; no action shall be taken on the subject item until the County Attorney has issued a written opinion.

## **SECTION 7: RECUSAL OF MEMBERS**

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- A. **MEMBERS MAY RECUSE THEMSELVES.** An individual may recuse him/herself for an inability to make an impartial decision because of conflicts of interest, an ex parte communication or otherwise.
- B. **RECUSED MEMBER SHALL NOT PARTICIPATE ON PENDING MATTER.** When a Commission member is recused, voluntarily or otherwise, from participation regarding a pending matter, that Commission member shall not thereafter discuss the matter with other Commission members or participate as a Commission member in

such matter, and shall leave the area of the meeting when such matter is being discussed.

- C. ACTIONS ON PENDING MATTERS WHEN QUORUM UNAVAILABLE DUE TO RECUSALS.** If, because of recusal of one or more Commission members on a pending matter, a quorum is not available to take action on the pending matter for two consecutive scheduled meetings of the Commission, such matter shall be referred to the Board of County Commissioners for Board review and decision in lieu of any required Commission action, even if the Planning Commission is cited as the decision-making body by the Gunnison County Land Use Resolution for that type of matter.

## **SECTION 8: EX PARTE COMMUNICATIONS**

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- A. COMMISSION MEMBERS SHALL MEET EX PARTE STANDARD.** To ensure that the decision-making process is fair and impartial, Commission members, members of the Board, Land Use Change Permit applicants and interested public involved in proceedings before the Commission are held to certain standards regarding "ex parte" communication about applications under review. Ex parte communication is defined as "oral or written, off-the-record communication made to or by Commissioner members without notice to all parties involved, that discusses the merits, or could affect the outcome of a decision or recommendation to be made by the Commission."
- B. INFORMAL COMMUNICATION ABOUT APPLICATIONS PROHIBITED.** Generally, this ex parte rule prohibits Commissioners from engaging in informal communications with members of the Board, Land Use Change Permit applicants and interested public involved in proceedings before the Commission) that could influence a decision or recommendation document concerning any current or potential Land Use Change Permit application. Parties may not, for example, present information to Commissioners about the facts or merits of an application, except during a regularly scheduled meeting of the Commission, and Commission members should not initiate those conversations. Conversations outside of meetings or public hearings should be limited to policy, rather than facts about a current or potential application; i.e. a Commission member should not speculate about what a decision or recommendation might be, or what his/her position might be about any such application.
- C. EX PARTE COMMUNICATION SHALL BE REPORTED AS PART OF RECORD.** If an ex parte communication is attempted by telephone, in person, by fax, email or other means outside of a regularly scheduled meeting, the Commissioner involved shall first attempt to stop the party from the prohibited behavior, then absent themselves from the attempted communication. The Commissioner is encouraged to document the communication and notify the Planning Department by telephone or in written form (including by fax and/or email). The Planning Department staff will then enter a statement into the public file. The involved Commissioner will, at the next meeting of the Commission, report the communication to the other members of the Commission, and it shall be so noted as part of the record of the meeting.

## **SECTION 9: OCCASIONAL PROCEDURES**

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- A. RECOMMENDATIONS TO AMEND REGULATIONS.** The Commission periodically may recommend amendments to the *Gunnison County Land Use Resolution*, the *Gunnison County Special Development Project Regulations* and any other County document for which it is a recommending or decision-making body, as it may deem advisable; develop sector and/or other land use plans specific to areas within the unincorporated portion of the County; and make recommendations relative to attendant sewage disposal, building and plumbing codes, all of which are subject to approval by the Board in order to take effect.
- B. MEETINGS WITH OTHER ENTITIES.** The Commission periodically may host or jointly conduct meetings with other planning commissions or councils representing other municipal or County entities, and with the Board for the purposes of reviewing planning procedures and documents, initiating or conducting cooperative planning efforts, and to build and maintain cooperative working relationships.

## **SECTION 10: AMENDMENTS**

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An amendment to these *Guidelines* and Procedures may be initiated by the Board, by the Planning Commission or by the Planning Department; such amendment is subject to a recommendation of approval by the Planning Commission and a decision of approval by both the Planning Commission and the Board, in separate actions. The potential amendment action shall be noticed as a regular agenda item, and no public hearing is required before action by either the Commission or the Board.

Approved as amended this 5<sup>th</sup> day of May, 2009.

/s/ Paula Swenson, Chairperson

/s/ Hap Channell, Commissioner

*(Absent: Jim Starr, Commissioner)*

**GUNNISON COUNTY PLANNING COMMISSION  
REGULAR MEETING MINUTES  
Thursday, January 18, 2024**

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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:**

Chairperson-Andy Sovick	Director of Community and Economic Development-
Commissioner-Fred Niederer	Cathie Pagano
Commissioner- Julie Baca	Director of Planning- Hilary Seminick
Alt. Commissioner- Eric Phillips	Planner-Rachel Blondy
BOCC – Liz Smith	Planning Technician – Jena Greene
BOCC – Laura Daniels	Others present as listed in text

**Absent:** Vice-Chairperson- Roland Mason, Commissioner Matt Schwartz, Alt. Commissioner Annie Beal, BOCC – Jonathan Houck

**Recused:** Matt Schwartz

**Zoom:** Julie Bacca, Fred Niederer, Eric Phillips

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Chairperson Sovick seated alternate Planning Commission member, Eric Phillips. With a quorum present Chairperson Sovick opened the January 18, 2024, regular meeting of the Planning Commission at 8:57 am.

.....  
**Moved by** Bacca seconded by Phillips to approve Planning Commission meeting minutes, dated January 4, 2024. The motion passed unanimously.

Niederer added a comment to add after the minutes were approved, noting that Schwartz recused himself from the hearing for Elk Ranch Homestead Subdivision, in addition to being absent.

**Moved by** Niederer seconded by Phillips to approve Planning Commission meeting minutes, dated January 4, 2024, with the correction that Commissioner Schwartz was recused in addition to being absent. The motion passed unanimously.

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**9:02 am: Continued Joint Public Hearing: LUC-22-00052 Minor Impact Review: Elk Ranch Homestead Subdivision**

With a quorum present Chairperson Sovick opened the joint public hearing. Applicant Bobette Sylvester-McCarroll attended on Zoom her, attorney Jacob With attended in person.

No Planning Commissioners or BOCC members present noted any ex parte communication or needed to recuse themselves.

**Staff Presentation:** Seminick noted that this was continued public hearing for a subdivision application. Noted that the pre-annexation agreement with the City of Gunnison, and that a preliminary purchase amount had been agreed upon by both parties for the purchase of the right of way area. The draft recommendation agreement was included in the packet, and an amendment had been added by Seminick since distribution including the addition of a development improvement agreement.

**Applicant Presentation:** With didn't have anything to add. Sylvester McCarroll added that Gunnison City Council would review the agreement that had been reached with the city Manager, and that they, the applicants, still had the ability to tie into County Sewer.

**Commissioner Questions/Comments:** None.

**Public Comment:** None.

Chairperson Sovick closed the public hearing.

The planning commission reviewed the draft recommendation prepared by planning director Seminick. There were no questions or comments for the draft recommendation. Seminick noted that the recommendations were all standards for recommendations from staff, and that there were

Chairperson Sovick entertained a motion to. **Moved by** Bacca to approve the recommendation as presented. Seconded by Niederer. Motion passed unanimously in support.

Seminick explained that the next steps for this application was for it to be reviewed at the next BOCC meeting.

Meeting adjourned by Sovick at 9:16 am.

Re: *Greater Gunnison Community Plan* Draft Review Work Session

To: Gunnison County Planning Commission and Board of County Commissioners

Date: February 8, 2024

Meeting Date: February 15, 2024

## 1. Background

### Relationship of the Greater Gunnison Community Plan to the Three Mile Plan

Colorado municipalities must prepare and adopt a three-mile plan prior to annexing property at the landowner's initiation into their territorial boundaries per C.R.S. 31-12-105. A three mile plan outlines where municipalities intend to support annexation and describes how they will ensure adequate provision of services within the newly annexed territory and the existing municipality. A three-mile plan does not force annexation within the three mile area, rather, it identifies and plans for specific areas where the municipality wants to plan for outward growth.

The City and County determined that two planning documents for the three mile planning area would best meet our community needs. The first is the *Greater Gunnison Community Plan* which outlines planning policy and recommendations for two areas north and west of the City that were identified as suitable locations for future development and potential annexation in the City's [2030 Comprehensive Plan](#). There will be a separate three mile plan that will shape planning policies and recommendations for development for areas within three miles of the City of Gunnison that are beyond the two study areas and therefore not addressed in the *Greater Gunnison Community Plan*.

### Project Status

In September 2022, County and City of Gunnison Staff held a series of kickoff meetings for what at the time was referred to as the Gunnison Subarea and Three Mile Plan. The City and County contracted with a consultant team, Houseal Lavigne, to support the execution of the project. These meetings introduced the project to the Board of County Commissioners (BOCC), Gunnison County Planning Commission (PC), the City of Gunnison Council (CC) and City Planning and Zoning Commission (PZ). The work sessions primarily focused on the two "Subareas": North Gateway and US-50 Corridor. Subsequent work sessions and public engagement opportunities, which are outlined in Chapter 2 of the draft *Greater Gunnison Community Plan* (Exhibit A) took place between September 2022 and Spring of 2023. In late summer/early fall of 2023, the City



and County terminated their contract with Houseal Lavigne, which resulted in the failure to complete the deliverables identified in the agreed upon scope of work: (a) Subarea Plan for the North Gateway and US-50 Corridor, (b) Three Mile Plan, (c) Land Use Resolution amendments, and (d) Intergovernmental Agreement (IGA). Over the next few months, County and City staff amended and revised deliverable (a) “Subarea Plan for the North Gateway and US-50 Corridor,” and developed the draft document which we’ve renamed the *Greater Gunnison Community Plan*, outlining policies and recommendations reflecting the community goals and values identified over the past year’s planning and public engagement efforts. Because this was an internally-led effort, the draft “Subarea Plan”, now known as the *Greater Gunnison Community Plan*, was not finalized until February 2024. No additional funds or resources beyond staff time were used to finalize the draft *Greater Gunnison Community Plan* (Plan).

During the transition and development of the draft Plan, the City and County released a request for proposal (RFP) to complete the Three Mile Plan, Land Use Resolution amendments, and IGA; which are intended to build upon on previous coordination with elected and appointed officials, and past stakeholder outreach and public engagement feedback. Two proposals were received, and Design Workshop was awarded the contract to complete the planning process in December 2023. In addition to the three planning documents included in the RFP scope of work (SOW), the City and County are coordinating on an addition to the scope of work to address the remaining infrastructure planning and recommendation deliverables in the Plan draft.

#### Plan and Study Area Names

In revising the draft “Subarea Plan,” City and County staff determined that it was appropriate to rename the “Subarea Plan” to “Greater Gunnison Community Plan” to better reflect the purpose of the Plan, which is to set the policy for how the area surrounding the City, or the “Greater Gunnison” area, should create community, hence the change to the *Greater Gunnison Community Plan*. The term “subarea” was removed from the two study areas, which were renamed the *North Gateway Community* and the *West Gateway Community*. Formerly the “US-50 Corridor Subarea,” the study area was renamed the *West Gateway Community* to deemphasize the relationship to the highway and reinforce the purpose of the Plan, which is to create and foster a sense of community. While not identified in past planning efforts such as the City of Gunnison 2023 Plan, nor included in outreach or engagement efforts for the Plan, the *River West Study Area* has been identified as an area for additional study. The *River West Area* is a geographically isolated area of Gunnison County that is facing development pressure and interest from the community as an area that should be considered for annexation. Additional stakeholder outreach in the *River West Area* will be conducted in the Three Mile Planning process.

## **2. Work Session Purpose**

The purpose of the work session is to confirm alignment of the past work session and engagement efforts with the policy recommendations in the draft document. The Plan is in draft form and will be reviewed for grammar, formatting, spelling, and consistency prior to finalization. Staff seeks specific feedback on the following sections of the Plan:

- a. Key Findings;
- b. Plan Goals;
- c. Land Use;
- d. North Gateway Community Neighborhood Recommendations; and

- e. West Gateway Community Neighborhood Recommendations.

When considering the above sections, Staff requests each member of the BOCC and PC answer each of the following questions:

- a. Are the recommendations of these sections consistent with your goals, desires and policy focus as an elected or appointed official;
- b. Are the recommendations of these sections consistent with community feedback and input; and
- c. Confirm and consider if the recommendations in the Plan will achieve the stated Plan Goals.

Thank you for your time and consideration of the draft *Greater Gunnison Community Plan*. I look forward to further discussion on this important community planning policy document. Please do not hesitate to reach out to me with questions.

Thank you,

A handwritten signature in black ink that reads "Hillary I. Seminick". The signature is written in a cursive, flowing style with a long horizontal flourish at the end.

Hillary I. Seminick, AICP  
Gunnison County Planning Director

Exhibits

- A. Draft Greater Gunnison Community Plan

Greater Gunnison Community Plan

City of Gunnison + Gunnison County

draft





draft

## Acknowledgments



The successful realization of the Greater Gunnison Community Plan owes gratitude to the collaborative efforts of various entities, including The Gunnison County Community and Economic Development Department and the City of Gunnison Planning Department.

Acknowledgements extend to the active involvement and contributions provided by the vibrant community members who participated in the engagement process, contributing to the vision and growth of our Greater Gunnison community.

**Adopted by the Gunnison County Board of County Commissioners |  
DATE 2024**  
**Adopted by the City of Gunnison |  
DATE 2024**



01

Introduction

A concise overview of past plans, which identified the focus areas for targeted community development.

02

Community Engagement

Key findings and guiding principles.



1

03

Plan Goals

This plan aims to establish complete neighborhoods, provide housing for all, and enhance mobility and connectivity.

9

5

04

Land Use

Future growth will be compatible with adjacent City land use patterns to reduce infrastructure costs and preserve agricultural and natural areas.

13

05

North Gateway Community

The Highway 135 corridor, between the Gunnison River and the northern City boundary, is envisioned for future commercial and mixed-use development, including diverse residential neighborhoods.

15

06

West Gateway Community

Gunnison's southwest boundary extends to County Road 18 and boasts US Highway 50 as a vital east-west connection. Future plans encompass targeted infill and gradual redevelopment.

#

draft

# 01 Introduction

The *Greater Gunnison Community Master Plan* is a detailed plan for long-term future land use and potential development north and west of the City of Gunnison within unincorporated Gunnison County. The County and City have a mutual interest to facilitate cohesive residential and commercial development with a defined aesthetic and land use mix in these areas, coined the North Gateway and West Gateway Communities. The Greater Gunnison Community Master Plan envisions development that is sustainable, grows incrementally, and fits with the desired and essential urban patterns in the City of Gunnison – including connections to the street grid and the trail network. The Plan informs the collaborative and intergovernmental coordination between the County and City for these communities within the Three-Mile Plan area as required by Colorado state law.

## Purpose

The Greater Gunnison Community Master Plan represents a shared and cohesive vision, supported by Gunnison County and the City of Gunnison, for these areas that are experiencing development pressure. The Plan guides future land use and development, promotes efficient transportation circulation and multi-modal connectivity, and approaches the extension of infrastructure and utilities in an

incremental manner to achieve desired development patterns. It provides strategies to help the community make informed decisions that maximize the potential of undeveloped land in the interface areas between the County and City. Ultimately, the Plan illustrates how the West Gateway and North Gateway communities should evolve over the next 15-20 years, setting policy for future County Land Use Resolution amendments to create neighborhoods that reflect traditional City development patterns.

The Gunnison Valley is in the midst of an affordable housing crisis. Our residents are challenged to find affordable, attainable, efficient and high quality housing. All local governments have been working to address this problem, along with the State of Colorado. The Gunnison County Board of Commissioners and the City Council have identified that the North and West Gateway areas are appropriate for future development based on community input. The intent of this plan is to identify opportunities for development that meets the needs of the community, streamlines the development review process, and creates an increased level of certainty for land owners, developers, and neighbors. The plan and associated regulatory changes are intended to facilitate the development of much needed additional housing for

housing for our community members, along with other amenities and services that create vibrant, sustainable neighborhoods.

## Relationship to the County Strategic Plan

Gunnison County's Strategic Plan prioritizes investment of limited resources to achieve positive impacts within the community. The Strategic Plan leads to the completion of complex projects and improvements in service delivery to County residents. The measurable goals within the Strategic Plan are:

- Ensure Sound Infrastructure
- Affordable housing
- Protect the Environment
- Promote Prosperous, Collaborative, and Healthy Communities
- Deliver High-Quality Services

Gunnison County's Strategic Plan prioritizes investment of limited resources to achieve positive impacts within the community.

The Greater Gunnison Community Master Plan is a tool for the County to use in achieving many of the strategic results identified in the Strategic Plan, including:

- Facilitate construction of new housing units identified in the Gunnison Valley Housing Needs Assessment
- Establish a North Gunnison area master plan in collaboration with the City of Gunnison as a precursor to a larger planning process for the Gunnison to Mt. Crested Butte corridor
- Reduce vehicle miles traveled
- Preserve open space and agricultural lands and operations.

## Relationship to the City Strategic Plan

The City of Gunnison Strategic Plan centers on four key priorities: Infrastructure and Public Safety, Economic Prosperity and Housing, Multi-Modal Transportation, and Environmental Sustainability and Resiliency. The plan states that infrastructure planning and implementation will encourage and support responsible residential and commercial growth. Community safety will factor into all community projects and investments.

The plan aims to improve our local economy and provide affordable housing options by working with local, private developers. Transportation goals include creating access to convenient, alternative forms of transportation throughout the community and to regional destinations, including improving multi-modal crossings of Highway 50 and 135.

## Building on the City of Gunnison 2030 Comprehensive Plan

The Gunnison 2030 Comprehensive Plan (adopted March 2020) is the City's official policy document, providing direction on sustainable land use and development, transportation, bicycle and pedestrian mobility, environmental features and open space, economic development, community character, and sense of identity. The Comprehensive Plan established the direction for each of the current neighborhood areas.

## Relationship to the One Valley Resiliency Roadmap.

This transformative project was funded by the State of Colorado DOLA Resiliency Roadmap grant in 2022. It united the diverse communities of Gunnison Valley to collectively address shared challenges, including:

Housing affordability, land use, transportation and infrastructure planning, elevating civic capacity, taking action on climate change, advancing equity and inclusion; and maintaining and strengthening our sense of community as the valley continues to change.

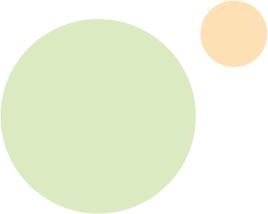
The County, City of Gunnison, and Town of Crested Butte all endorsed the One Valley Resiliency Roadmap in late 2023. This is a document that is intended to guide regulatory processes, planning efforts, and policy adoption.

## Relationship to the Gunnison County Land Use Resolution

The County regulates land use through its Land Use Resolution (LUR). Recognizing that "Gunnison County is a diverse community with a history of independence, self-sufficiency, and neighborly spirit" the LUR articulates regulations and specific standards to guide development. Key to the West Gateway and North Gateway communities, the LUR promotes a compact development pattern, is intended to ensure adequate facilities, utilities, and services, and encourages transportation alternatives. The LUR is the regulatory tool used by the County to ensure it achieves development the community desires. It is anticipated that there will be LUR updates specific to the two communities.

## Relationship to the Three Mile Plan

Municipalities in Colorado must prepare and adopt a three-mile plan prior to annexing property (at the landowner's initiation) into their territorial boundaries per C.R.S. 31-12-105. A three-mile plan outlines where municipalities intend to support annexation and describes how they will ensure adequate provision of services within the newly annexed territory and the existing municipality. Colorado annexation law limits municipal annexations to no more than three miles beyond the current municipal boundary in any given year, hence the term "three-mile plan." A three-mile plan does not force annexation within the three-mile area – it identifies and plans for specific areas where the municipality wants to plan for outward growth.



## Community Areas

### North Gateway Community

The Comprehensive Plan examined and established the importance of the North Gateway, indicating the City needed to work collaboratively with the County to establish a primary entrance into the City while supporting smart growth. The Comprehensive Plan also emphasized the Gunnison River as a defining geographical boundary to the north, providing a hard stop for future expansion. The Plan noted that the North Gateway is where the City will consider annexation and incremental growth within outward growth policy – should parcels in the North Gateway Community annex into the City, their land use and zoning designations should reflect similar use and level of intensity to adjacent land uses currently within the municipal boundary.

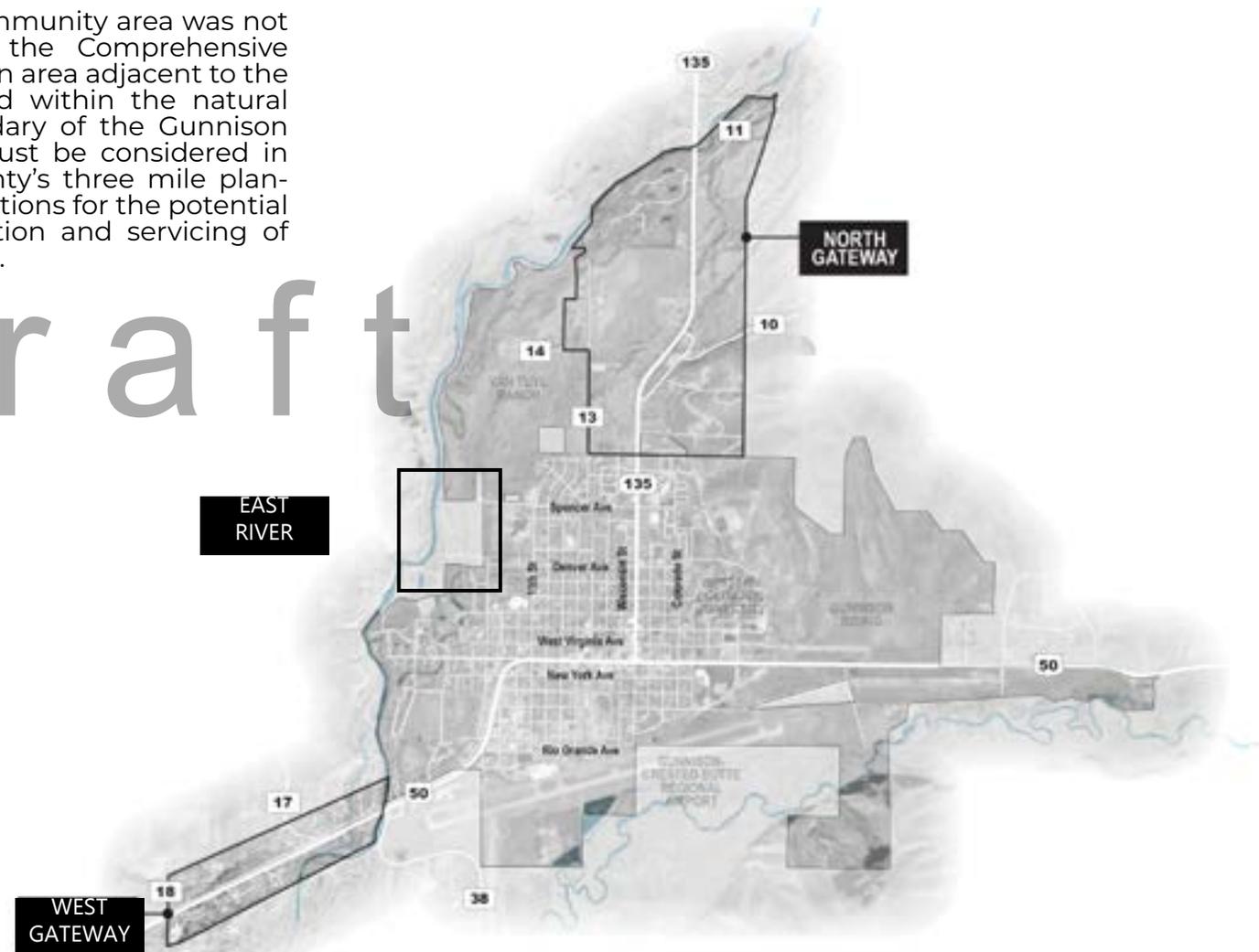
### West Gateway Community

The Comprehensive Plan noted that the West Gateway is substantially developed, particularly south of Highway 50. As a general policy, the plan indicated that as development continues along Highway 50, County Road 18 should be the boundary for growth to the west. The Comprehensive Plan indicated that this policy should be incorporated into a future three-mile plan update.

### East River Community

The East River Community area was not contemplated in the Comprehensive plan. However as an area adjacent to the City boundary and within the natural geographic boundary of the Gunnison River, this area must be considered in the City and County's three mile planning recommendations for the potential for future annexation and servicing of utilities and access.

draft



## Why these areas?

These areas were specifically selected by the City and County because they are expected to experience the most urban development in the coming decades, unlike most other areas of the county where development is not anticipated or land is or will be conserved. The areas south of the City of Gunnison and to the east have not been included in this plan. The Gunnison Rising annexation to the east effectively creates a significant area of future growth and neither the City nor the County see additional development east of Gunnison Rising appropriate at this time. The area south of the City of Gunnison along Gold Basin Road includes several residential subdivisions, substantial airport property, a gravel pit, and Gunnison-sage grouse habitat and a candidate conservation agreement. Neither jurisdiction finds that additional growth and development is in high demand in this area.

## Neighborhoods

These sections include recommendations for these areas and the neighborhoods within their boundaries. Land use and development within each Gateway Community is organized by neighborhoods—smaller areas contained within the larger community boundary. The neighborhoods within the gateway communities are based on existing land use, built form, physical boundaries, character, and other factors. Detailed and specific recommendations are structured around desired land use mix and development character; and are intended to guide the planning efforts within each of the areas. By addressing each area as a neighborhood, planning efforts should be context sensitive while ensuring these areas are cohesive within the larger community.

### *Desired Land Use Mix*

For each neighborhood, this section identifies the desired land uses within each functional community, accounting for existing uses and context. Land use descriptions refer to the Land Use Categories section of this chapter.

### *Development Pattern*

For each functional neighborhood, this section provides guidance for the appropriate locations of desired land uses.



# 02

## Community Engagement

Across all forms of outreach, the planning process included over 300 “points of engagement” or instances where a community stakeholder provided feedback or input to the process. Some individuals engaged in more than one setting or meeting. The following section summarizes outreach meetings as well as a snapshot of the online outreach tools used for the process.

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# Community Engagement



Community engagement is an important part of the planning process. Meetings and workshops were held in a joint format with the Board of County Commissioners, Gunnison City Council, the County and City Planning Commissions, public works officials, and key stakeholders. Online outreach was conducted via the project website using an “issues and opportunities” mapping tool and a bilingual online survey.

An open house was conducted to evaluate the Planning Influences Memo, and preliminary land use and development frameworks. Bilingual staff engaged Spanish-speaking community members. County and City staff met community members where they congregate to get feedback from those typically not engaged in the planning process. Detailed outreach summaries were posted to the project website throughout the planning process.

## County and City Staff-led Outreach

County and City staff led a series of participation events soliciting feedback on the types of development and transportation improvements community members want to see in the two communities. Feedback stations were set up at the Gunnison Recreation Center, Jorgensen Ice Rink and Events Center, and Gunnison Community School. Combined, staff connected with over 100 members of our community. Participants were encouraged to “dot their thoughts”, placing stickers indicating land use preferences. Local children shared what they love about Gunnison, including but not limited to: the people, rivers, lakes, mountains, friends, family, and well, everything!

## Project Kickoff

In September 2022, meetings were held as part of the kickoff for the creation of the Gunnison Neighborhood Master Plan and Three Mile Plan. The workshops discussed issues, opportunities, and key strengths and assets of the neighborhoods.

## Joint Committee Roundtable

The Joint Committee included the City Council and Planning and Zoning Commission, and the County Board of Commissioners and Planning Commission. The September 13, 2022 meeting had 26 attendees, including four community members, seven staff members, and fourteen members of the Joint Committee. This meeting initiated the planning process, identified the Gateway Communities and scope of the project, and solicited ideas and input from community decision-makers.

## Public Works Meeting

The Public Works Meeting included six staff members and six members from the City and County Public Works Departments. This September 14, 2022 meeting identified the subareas and scope of the project and solicited feedback specifically regarding the utilities, infrastructure, and services that will be required as the communities develop over the long term.

## Stakeholder Engagement

A series of stakeholder meetings were held in September 2022 and March of 2023. Discussions offered stakeholders including residents, property owners, and business owners, the opportunity to give feedback on the project focused on influences, issues, and opportunities within each Community.

## Midpoint Outreach

In March 2023, Gunnison County and the City of Gunnison hosted a series of key stakeholder interviews, a joint work session with elected and appointed officials in the community, and a public open house that welcomed residents from across the Gunnison Valley.

## Online Outreach

Information was gathered from project website, online questionnaires, and interactive online mapping. Materials and questionnaires were provided in English and Spanish. A postcard in English and Spanish was mailed directly throughout the community to encourage engagement. A total of 384 postcards were mailed, accounting for every property owner in the two study areas. Overall, the online outreach efforts recorded 76 engagements.

# Key Findings

## 01. Infrastructure and Utilities

Concerns were articulated regarding how costly infrastructure could be extended, and how it would be funded. There is a desire for residential uses in the neighborhood areas; however, connecting to water and sewer infrastructure is challenging. The City and County will need to determine appropriate policies for the extension of infrastructure. Without some government support for infrastructure extension, it may be very challenging to achieve the desired outcomes in these neighborhoods.

## 02. Housing

Plan process participants often discussed the need for a wider variety of housing, including affordable housing, within the community. Future neighborhood design should be compact and walkable, like VanTuyl Village. There is a critical need for housing throughout the valley. The housing gap identified by the 2016 Gunnison Valley Housing Needs Assessment and 2021 Market Update is 800-900 units. Housing and other developments need to be purposeful, sustainable, and add to a sense of place. These should be community-oriented, vibrant neighborhoods with green space, neighborhood commercial, and multimodal transportation. As described in the 2023 One Valley Resiliency Roadmap, the regional goals related to housing are:

- Improve attainability of housing opportunities
- Strengthen regional collaboration & coordination
- Create quality, community neighborhoods
- Expand and diversify the supply of community housing.

## 03. Connectivity and Mobility

Public transportation, sidewalks, trails, and bike connectivity should be improved, particularly at highway crossings, which serves as a mobility barrier. Hwy 135 is the City's Main Street, and is the core of the Central Business District with sidewalks, on-street parking, and pedestrian-scale commercial buildings that engage the street and create vitality. North of Denver Avenue, the sidewalk network is fragmented, impacting the walkability, accessibility, and pedestrian safety of the corridor. The community envisions this form of walkable and accessible urban design continuing north and west of the City in the future.

## 04. Neighborhood Commercial

Commercial uses, including restaurants, entertainment, and personal services in mixed use developments should support neighborhoods and increase community vitality and resiliency. Maker space and offices should also be integrated into the neighborhoods which will complement the creative and entrepreneurial spirit of the Gunnison Valley.

## 05. Preparing for the Future

The City and County need to prepare and plan for the future to ensure enough housing that is attainable for residents and the development of vibrant and connected neighborhoods. Without appropriate plans and policies, the North and West Gateway neighborhoods may continue to develop in an inefficient and costly leap-frog fashion. This type of development pattern encourages sprawl and will lead to the loss of agricultural lands, open space, and increase traffic and energy consumption.

## 06. Image and Identity

The North and West Gateways to the City are not cohesive and lack a distinct identity. Entrances to the community should welcome and visually inform travelers as they enter the City limits.

Key findings are distilled from the public engagement process and identify the opportunities, issues and desires of our community.

They set the foundation of the Plan Goals, Future Land Use and Gateway and Neighborhood Recommendations.

# Guiding Principles

Community Values, the State of Colorado’s Strong Communities Grant Program “Land Use Best Practices”, and the One Valley Resiliency Roadmap principles are incorporated into the recommendations and implementation actions of the Greater Gunnison Community Master Plan.

## Community Values

Common Community Values, established during public outreach for this plan and informed by recent City and County planning efforts, describe what is important to the Greater Gunnison community.

- Mixed income neighborhoods with a variety of housing types
- Access to transportation choices for all persons
- Reduce traffic congestion and air pollution
- Accessible neighborhoods that are home to the diverse mix of people who make up our community
- Development patterns that make walking, biking, and riding the bus the easiest option
- Efficient sewer, water, and transportation systems serving more homes
- Access to transportation choices for all persons.
- Reduce disparities in access to services, employment, and other opportunities
- Transit and housing options that serve a variety of income levels. Informed planning and decision making
- Transportation choices and accessibility

- Location efficient development
- Transportation should shape strong communities
- Community housing choices and affordability
- Complete, inclusive communities
- Agricultural preservation
- Access to transportation choices for all persons

## Land Use Best Practices

The City and County strive to incorporate the tools and incentives within HB 21-1271 to promote the development of innovative affordable housing strategies and the “Land Use Best Practices” described by the State of Colorado’s Strong Communities Grant Program.

- Compact development
- Affordable housing
- Housing diversity
- Growth management
- Districts and subdivisions

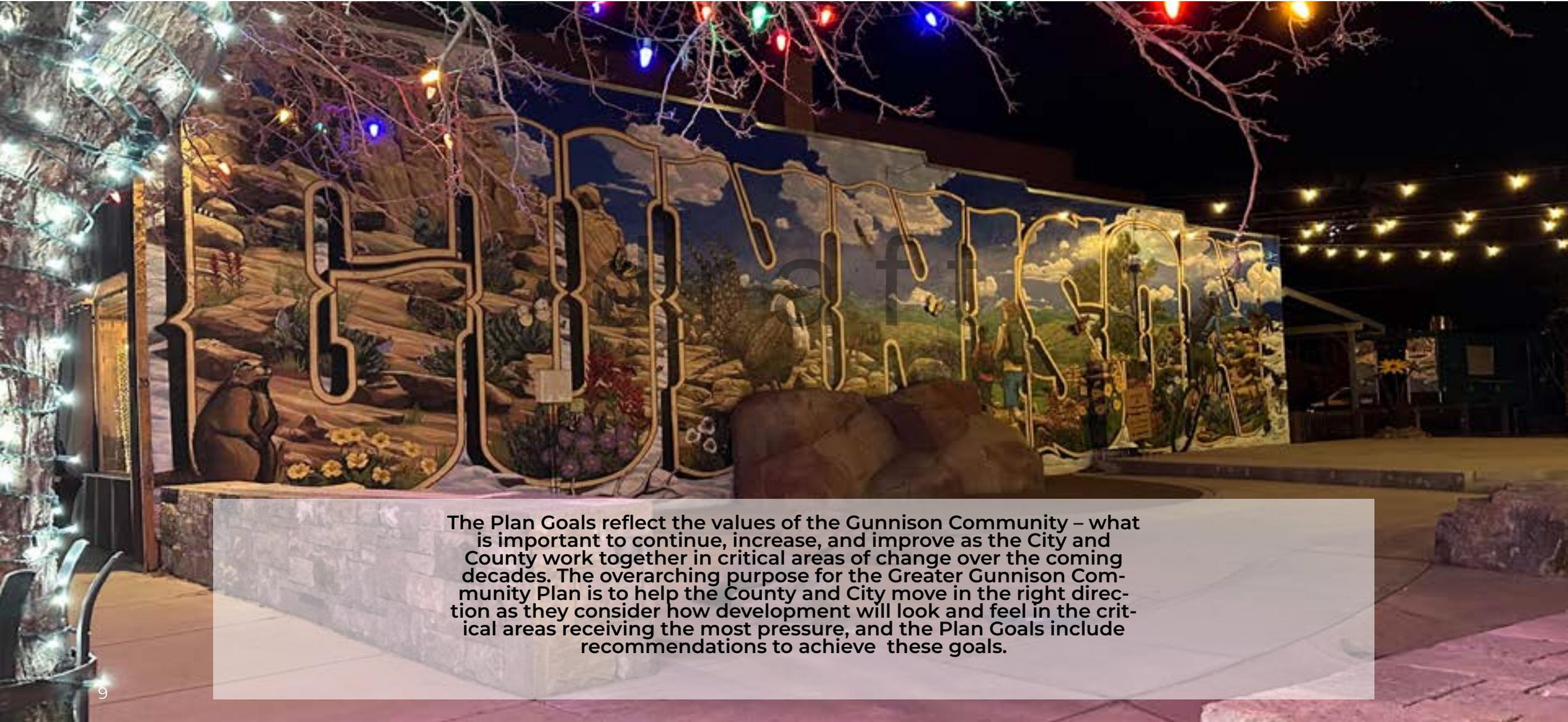
## One Valley Resiliency Roadmap

The planning principles below are from the One Valley Resiliency Roadmap and are based on the land use, infrastructure, and community framework; community input; and established direction from the community’s previous planning efforts.

The guiding principals reflect values of the Gunnison Community – what is important to continue, increase, and improve as the City and County work together in critical areas of change over the coming decades. The overarching purpose for the Plan is to help the County and City move in the right direction as they consider how development will look and feel in the critical areas receiving the most pressure. Future development should address climate and resiliency goals while fostering social equity and inclusion. Neighborhoods should be near existing services, infrastructure, and community centers. Implimentation of this plan will improve access to economic opportunity, promotes social equity, and reduce transportation burdens on the most vulnerable members or our community.

# 03

## Plan Goals



The Plan Goals reflect the values of the Gunnison Community – what is important to continue, increase, and improve as the City and County work together in critical areas of change over the coming decades. The overarching purpose for the Greater Gunnison Community Plan is to help the County and City move in the right direction as they consider how development will look and feel in the critical areas receiving the most pressure, and the Plan Goals include recommendations to achieve these goals.

## Complete Neighborhoods



*“How we design new development is critical to building and strengthening our community. It is important to note, cities and towns exist to minimize travel and maximize economic and social exchange. The most livable communities provide the most opportunities for human interactions... create great places that reflect our values where the public realm, streets and parks allow for social interactions, where people want to linger, meet their neighbors and run into their friends.”*  
- OVR

Vibrant, livable, and connected neighborhoods are compact and complete; integrating housing choices, quality jobs, schools, parks and trails, community gathering places, civic facilities and neighborhood commercial uses. Compact development reflects traditional neighborhood design and honors the original layout and design of the City. It preserves agricultural land, promotes walkable neighborhoods that decrease reliance on cars, and enhances the cost effectiveness of infrastructure investments. Complete neighborhoods contribute to a thriving local economy by increasing foot traffic, supporting local businesses, and attracting investment. The resulting tax revenues can offset infrastructure improvement expenses, fostering a more sustainable

and inclusive community capable of accommodating a larger number of residents. Right-sizing for Gunnison acknowledges that density should be context-sensitive to the community and reflective of existing built patterns, heights, and character.

### 01. Walkability + Mobility

Pedestrian scale development, small block lengths, and narrower roads promote the walkability and bikeability of a neighborhood. Make transit the most convenient mobility option by prioritizing access to transit, micro transit, and expanding existing transit services by increasing headways to increase ridership

### 02. Live-Work Communities

Residential uses above neighborhood commercial promotes vitality throughout the day.

### 03. Create a Destination

The transition from agricultural lands and open space into a neighborhood frames the City boundary and creates a sense of arrival (or departure from) the City.

### 04. Use Mix + Density

Determine the use mix/density that will generate sufficient tax revenue to sustain road and utility infrastructure maintenance over multiple cycles.

### 05. 18 Hour Community

These communities exude vibrancy and encourage uses that promote activity throughout the day.

### 06. Pedestrian-Scale

Establish design standards for inviting businesses and homes, row homes, and multi-family residences that engage the street and create a sense of welcome.

### 07. Neighborhood Commercial

Create community gathering places by permitting small, locally-serving businesses and services such as small corner stores and shops, coffee shops, daycare, personal services, gyms and other compatible uses in residential neighborhoods.

# Complete Neighborhoods

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## 08. Community Facilities

Disperse community amenities and disperse them throughout neighborhoods to promote walking and cycling rather than relying on destination large-scale development that encourages large parking areas and driving.

## 09. Diversify Housing Choices

Providing a variety of housing types in a single neighborhood allows for residents to move within - not out of - their neighborhood as their life changes.

## 10. Pocket Parks

Small parks and “tot lots” dispersed throughout neighborhoods allow for the community to gather with their children within walking distance of their home.

## 11. Makerspace

Small, commercial + light industrial uses dispersed in a neighborhood serve as a creative “third space”, such as South Main, with artist studios, a CSA farm, and small event space.

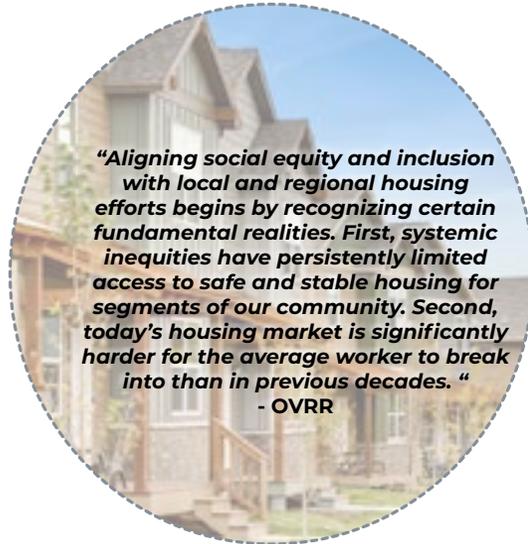
## 12. Remove Barriers

Buffers and setbacks between different, yet compatible uses are unnecessary and are an inefficient use of space.



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# Housing for All



Housing production has not kept pace with demand in recent years. Construction costs are high throughout Colorado, and the remoteness of the Gunnison Valley further exacerbates labor, materials, and construction costs. The Gunnison 2030 Comprehensive Plan identified a need for additional affordable housing in the community in 2020; since then, Western Colorado University, Valley Housing Fund, Gunnison Valley Health, the Gunnison Valley Housing Needs Assessment, and the One Valley Resiliency Roadmap have emphasized a need for additional affordable housing. The community consensus is clear, our region lacks attainable and affordable housing for nearly all income levels and demographics.

## 01. Build Community

Provide for a spectrum of housing choices that serve the diverse mix of people and families who make up the fundamental character of our communities.

## 02. Housing for Diverse Incomes

Stable, safe, and affordable housing options at a spectrum of income.

## 03. Preserve and Protect

Preservation and support of manufactured housing communities.

## 04. Co-locate Housing and Transit

Locate energy efficient, cost effective, and quality community housing near jobs and transit to reduce emissions.

## 05. Compact Development

Encourage compact development patterns, primarily within or adjacent to existing communities, to reduce impacts to land, water, and wildlife habitat.

## 06. Access for All

Creating inclusive communities that enable access to and enjoyment of public lands and natural areas for the many different people who make up our communities.

## 07. Increase Density

Denser development creates more units, is more economical to develop, and promotes mobility.

## 08. Protect Existing Inventory

Increase preservation of existing inventory by tracking, regulating, taxing, and limiting short-term rentals.

## 09. Incentivize Development

Infill incentives to minimize sprawl and concentrate density in already developed areas to protect current natural and agricultural/ranch lands.

## 10. Reduce Bureaucracy

Amend regulations to ensure predictable, expedited review.

## 11. Housing Diversity

Amend regulations to permit for a variety of housing types in all residential zone districts to meet different needs and incomes. Further, consider disallowing single-family homes within zone districts which allow higher densities.

## 12. Implement Best Practices

Incorporate best practices and regulatory tools identified in HB 21-1271 to further incentivize the development of affordable and workforce housing.

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## Mobility and Connectivity



Gunnison is bisected by two highways: Highway 135 and Highway 50; the crossroads of the Central Business District (CBD). Main Street (Highway 135) has sidewalks, on-street parking, and pedestrian-scale commercial buildings that engage the street. North of Denver Street, Main Street has the attributes of a "stroad", a multi-lane highway lacking bicycle and pedestrian crossings, disjointed sidewalks, and a street front dominated by surface parking. Tomichi Avenue (Highway 50) has a similar development pattern within the CBD, then transitions to a stroad. The condition of these highways outside of the CBD are the result of two design principals at odds with one another: highways are designed to move vehicles as quickly as possible; and good

urban design focuses on the pedestrian experience. The City has revised land use development codes to heal these areas, and future development within the North and West Gateway Communities should focus on transportation design that reduces speeds, enhances mobility and connectivity, and promotes vibrancy and resiliency.

### 01. Pedestrian Friendly Design

Among other mobility best practices, such as hawk signals, pedestrian and cyclist refuges, should be constructed at each intersection on Highway 135 and Highway 50 as the right-of-way is formally connected at these access points. Site design should reflect urban design patterns that are pedestrian friendly.

### 02. Improve the Road Network

Repurpose and discourage future frontage road development that displaces highway traffic into neighborhoods and creates barriers to pedestrian mobility.

### 03. Go Slow

To slow down traffic and encourage pedestrian activity, decrease block widths and reduce ROW requirements for neighborhood streets. Reduce speed limits to 15-25 MPH to increase pedestrian safety. Promote road diets on existing roads.

### 04. Traditional Street Grid

Preserve modest right of way to ensure mobility and connectivity of the street and utility grid. Discourage one-way streets, dead-end streets, culdesacs, and curvilinear streets.

### 05. Improve Existing Transit

Increase the number of trips and reliability of existing bus service and improve last mile connectivity.

### 06. Recreation Paths

Improve existing recreation path connectivity and route finding, along with trail connections to and from bus stops to provide access to recreation using transit.

### 07. Make Sidewalks (net)Work

Improve sidewalk network within the City of Gunnison, particularly north of Denver Avenue to establish connectivity to the North Gateway Neighborhood. Develop sidewalks throughout both communities.

### 08. Deemphasize Parking

Parking lots should not front highways. Allow for on-street parking to reduce on-site parking demands. Decouple parking requirements and allow parking requirements to be shared over multiple parcels.

### 09. Micromobility

Assess options for local circulation and micromobility such as examining on demand services to close transit service gaps, or establish an e-bike sharing program creating opportunity to travel by bike and reduce VMT.

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# 04

## Land Use

**New land use should be compatible with City land use patterns and zoning immediately adjacent to Community boundaries. The County should work with developers to encourage contiguous development whenever possible to reduce infrastructure cost and demand, and to preserve outlying agricultural and natural areas from being prematurely converted to higher intensity uses. Ensure that regulations for unoccupied structures do not inhibit adaptive reuse. Landscape with drought-tolerant, native, or non-invasive species. Building entries should be easily identifiable from the public right-of-way, including from the highways.**

draft



### Entrepreneurial + Maker Space

Entrepreneurial and Maker Space uses create live/work neighborhoods and permit ground floor neighborhood commercial and light industrial with upper story residential uses. Neighborhood commercial and light industrial uses should be compatible with adjacent residential uses and foster active neighborhood environments.



### Neighborhood Commercial

The Commercial land use category consists of a range of retail and service uses that provide for the needs of adjacent residential neighborhoods and include restaurants, local shops, breweries, and small-scale grocery stores. Small hotels and hostels may be considered a conditional use. Residential uses should be permitted on upper floors. Permitted uses should create a sense of place and drive pedestrian activity.



### Mixed-Use

The Mixed-Use category consists of buildings which have multiple, distinct uses that are stacked vertically. This typically includes first floor retail or dining with residential or office spaces occupying the upper floors. The integration of commercial and residential uses is intended to foster an active, walkable environment. Parks, plazas, and gathering spaces should be incorporated into Mixed-Use areas.



### Multifamily

The Multifamily Residential category includes higher density housing types such as townhomes, rowhomes, tri- and quadplexes, apartments, and condominiums. Senior housing may be included in this land use category. Parks, plazas, and gathering spaces should be incorporated into Multifamily Residential areas.



### Medium Density Residential

The Medium Density Residential category provides a variety of residential uses. Medium Density Residential neighborhoods should include small lot single-family detached homes, ADUs, a range of single-family attached housing types, such as duplexes, townhomes, and rowhomes. Senior housing may also be included in this land use category. Community amenities such as parks should be incorporated into Medium Density Residential neighborhoods.

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# 05

## North Gateway Community

The North Gateway Community occupies the area between Gunnison River and the northern boundary of the City of Gunnison, including the Highway 135 corridor and land on each side of the highway where the County is experiencing development pressure. Future land use and development within the North Gateway Community should be commercial and mixed use development along Highway 135, and residential neighborhoods with a variety of housing types in the surrounding areas. The following general land use and development policies apply to each community across land use categories.

draft

# North Gateway Community Neighborhoods

## Neighborhood 01.

Adjacent to the northern border of the City of Gunnison, this neighborhood currently consists of single-family detached homes and a few commercial uses along Highway 135. The neighborhood is envisioned to be a vibrant and active gateway district into the City of Gunnison with quality urban design and a desirable mix of residential and commercial uses that welcome people into the City.

### Future Land Uses

- Medium Density Residential
- Entrepreneurial + Maker Space
- Neighborhood Commercial
- Multi-Family Residential
- Mixed Use

Multifamily, Mixed-Use, Neighborhood Commercial, Entrepreneurial + Makerspace uses are appropriate uses along the Highway 135 corridor; following a transect development pattern with primarily medium density residential uses towards the west.

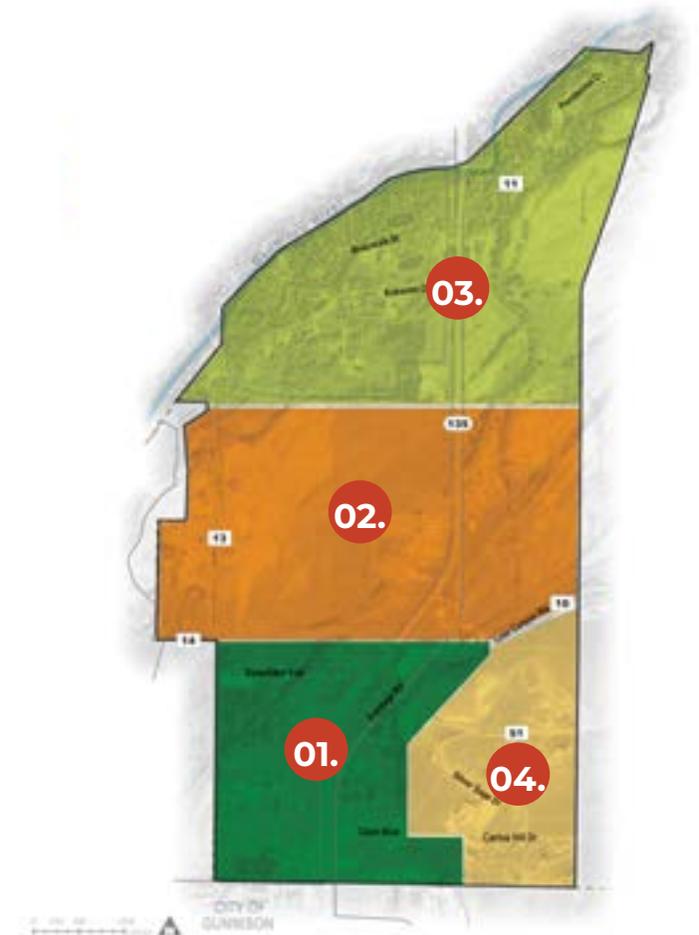
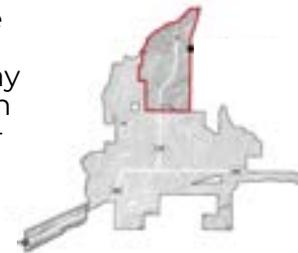
## Neighborhood 02.

This neighborhood is generally undeveloped, with a few single-family detached homes, and a storage facility. As the community grows and develops into a more vibrant and attractive gateway into the City, many of these properties may be considered for new developments. This area should complement the Southern edge developments and provide the greatest variety of housing types.

### Future Land Uses

- Medium Density Residential
- Entrepreneurial + Maker Space
- Neighborhood Commercial
- Multi-Family Residential
- Mixed Use

Multifamily, Mixed-Use, Neighborhood Commercial, Entrepreneurial + Makerspace uses are appropriate uses along the Highway 135 corridor. Areas further from the highway should be primarily residential with opportunities for Entrepreneurial + Makerspace uses.



# North Gateway Community Neighborhoods

## Neighborhood 03.

This area includes Riverwalk neighborhood, a manufactured home park, and single-family detached homes. This area's greatest asset is the Gunnison River which is suitable for recreation and is home to some riverside trails that cross both public and private land.

### Future Land Uses

- Medium Density Residential
- Entrepreneurial + Maker Space
- Neighborhood Commercial

Development in this area should be primarily Medium Density Residential with opportunity for Entrepreneurial + Makerspace. Neighborhood Commercial uses complimentary to recreational use would be appropriate along the riverfront and Highway 135.

## Neighborhood 04.

This neighborhood is defined by its rural character and low-density single family detached homes. Topography could make dense development challenging. The neighborhood will serve as a transition from the envisioned development in the Southern End along Highway 135 and Signal Peak; with infill development compatible with existing land use patterns.

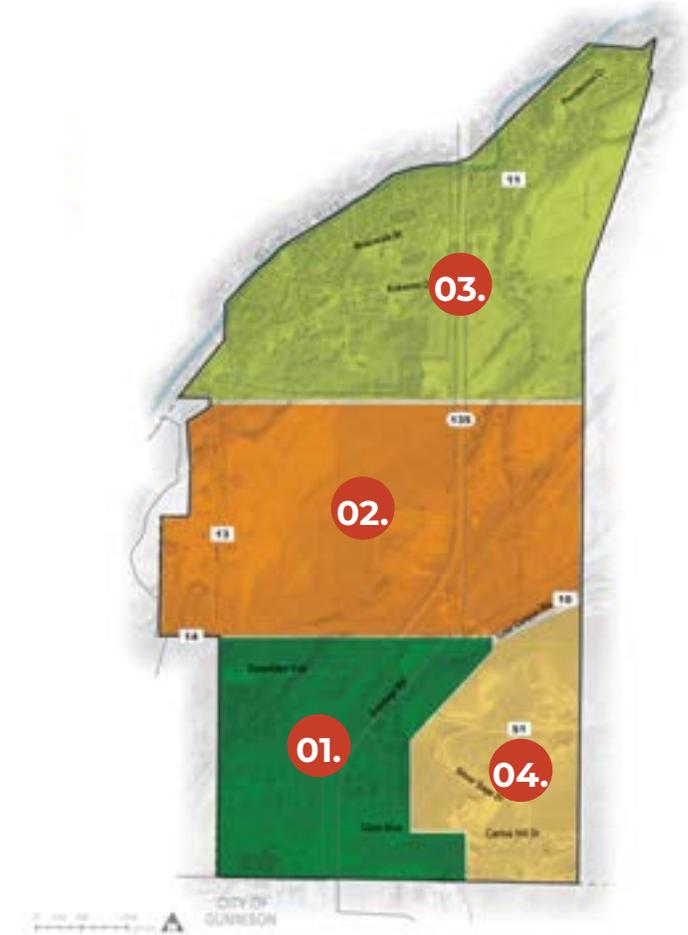
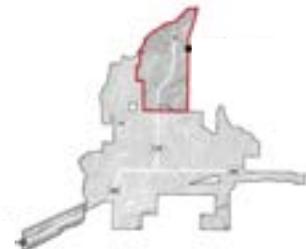
### Future Land Uses

- Medium Density Residential
- Entrepreneurial + Maker Space

Medium Density Residential is appropriate where topographic constraints allow throughout the neighborhood.

There is an opportunity for duplexes or triplexes on lots along Silver Sage Drive, Overlook Drive, and Cactus Hill Drive where low density development exists. Entrepreneurial + Makerspace should be permitted to accommodate the Gunnison Valley's creative spirit.

draft



A landscape photograph showing a dirt path winding through a field of dry, golden-brown grass. The path leads towards a range of rolling hills in the distance under a clear, bright blue sky. There are some lens flare artifacts on the left side of the image.

draft

# Transportation + Circulation Network

The following provides transportation and circulation existing conditions and recommendations for the North Gateway Community.

## Connectivity

A development occurs, it is essential to extend and maintain the traditional street grid and ensure connectivity across Highway 135.

- Each new collector west of CO-135 is recommended to extend to County Road 13 and align with existing streets where possible.
- Right-of-Way widths should follow City standards.
- Extend County Road 13A to the north end of the northern catalyst site.

## Public Transportation

The Gunnison Valley RTA operates a Commuter Bus service between Gunnison and Crested Butte/Mt. Crested Butte.

- New bus stops are recommended along Highway 135 as the area develops. Additional analysis will be required to determine impacts to the route schedule.

## Pedestrians and Bicycles

The community’s vision for the Community includes a roadway network with emphasis on walking and biking.

- Crosswalks between the east and west trails are recommended at one or more intersections to cross Highway 135.
- Rectangular rapid flashing beacons could improve bicycle and pedestrian crossing safety.
- Trail connections are recommended at County Road 13, the Gunnison River, and the Riverwalk subdivision.
- Incorporate sidewalks and bike lanes.
- A multi-use trail should be considered along the west side of Highway 135.

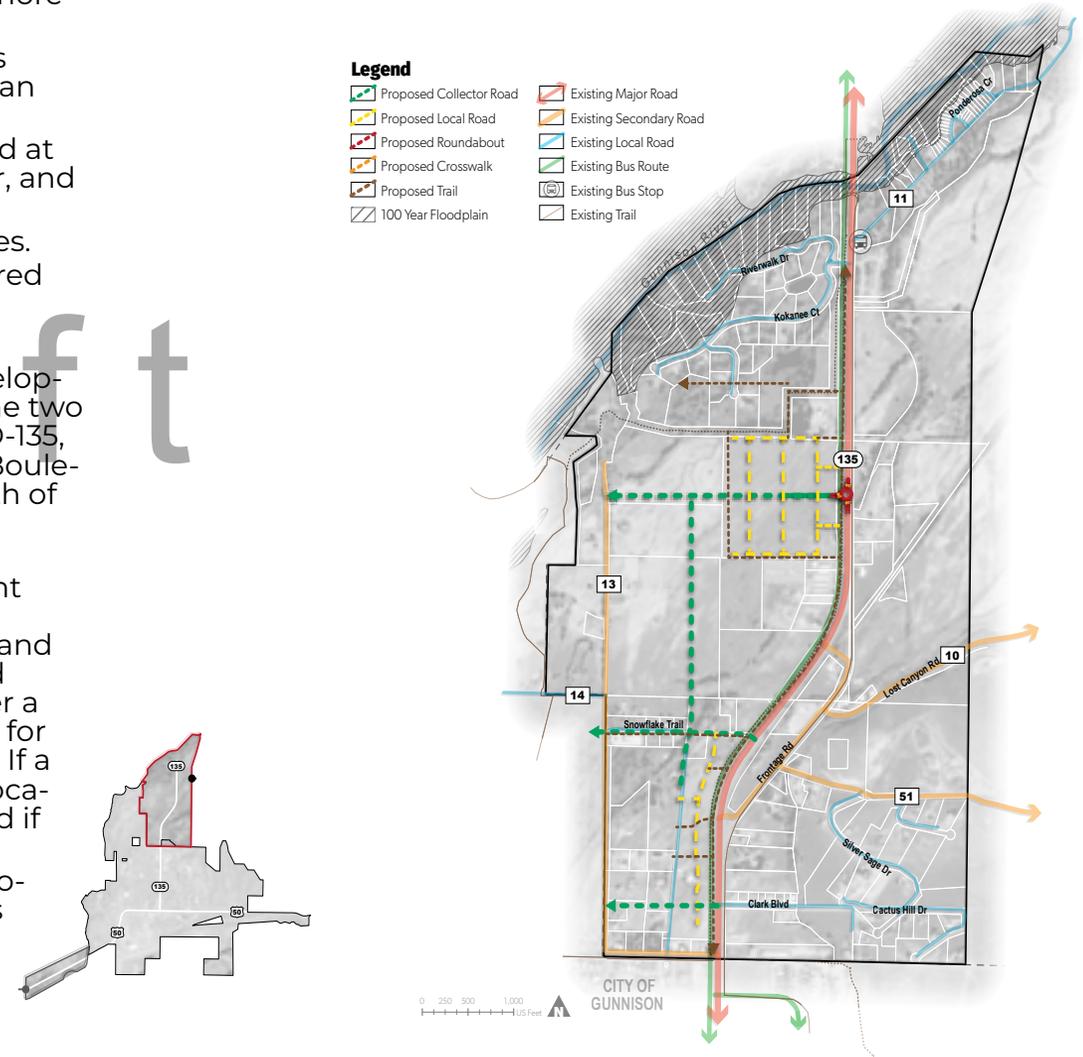
## Intersections

New intersections are required as development occurs along Highway 135. For the two catalyst sites along the west side of CO-135, intersections are anticipated at Clark Boulevard, Snowflake Trail, and 750 feet north of the Discount Storage access.

- A roundabout is recommended for the access 750 feet north of Discount Storage to emphasize the “North Gateway” into the City of Gunnison and calm traffic. A traffic analysis should be conducted to determine whether a single-lane roundabout is sufficient for both the short-term and long-term. If a roundabout is not selected at this location, a traffic signal is recommended if warranted.
- New intersections should be incorporated into CDOT’s upcoming Access Control Plan.

### Legend

- Proposed Collector Road
- Proposed Local Road
- Proposed Roundabout
- Proposed Crosswalk
- Proposed Trail
- 100 Year Floodplain
- Existing Major Road
- Existing Secondary Road
- Existing Local Road
- Existing Bus Route
- Existing Bus Stop
- Existing Trail



# Infrastructure + Utilities Framework

The following outlines existing conditions and recommendations for infrastructure and utilities for the North Gateway Community.

## Potable Water

The City's existing potable water system does not extend into the North Gateway and consists of several historic wells.

- Analyze the water distribution system as each development is planned.
- Potable water lines are anticipated from the VanTuyll water treatment plant along County Road 13A to serve development west of CO-135.

## Sanitary Sewer

Gunnison County owns existing sanitary sewer within the North Gateway. Existing properties vary with some using a septic tank and some connected to the sanitary sewer system. According to the Gunnison Collection System Capacity Evaluation (December 2018), the wastewater system within City limits is satisfactory when future flows were included from surrounding developments, including the North Gateway.

- New development should be required to connect to the sewer.
- Technical analysis is needed to determine the capacity of City sewer to accommodate new development. The catalyst sites could be used to develop baseline flows.

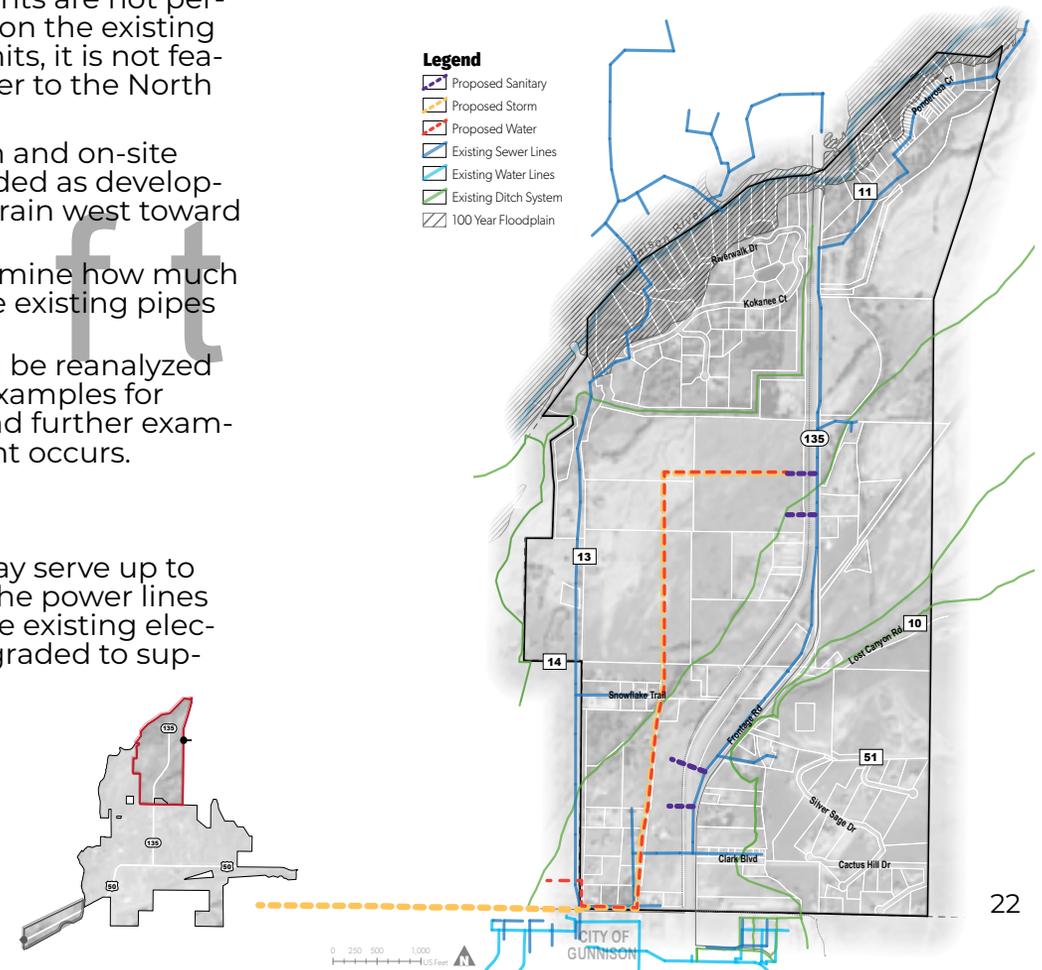
## Storm Sewer

There is no existing storm sewer within the North Gateway. There are existing drainage ditches that serve properties within the North Gateway, but new developments are not permitted to utilize them. Based on the existing pipe elevations within City limits, it is not feasible to extend the storm sewer to the North Gateway.

- A new storm sewer system and on-site detention should be provided as development occurs and should drain west toward the Gunnison River.
- Technical analysis to determine how much flow could be added to the existing pipes downstream.
- City sewer capacity should be reanalyzed with the catalyst sites as examples for development concepts, and further examined as future development occurs.

## Electricity

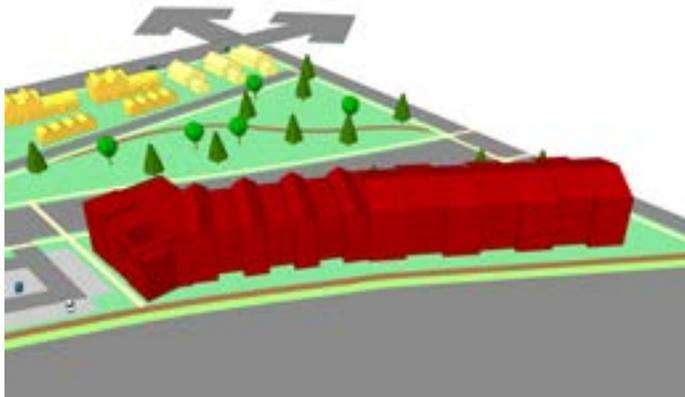
The existing power system may serve up to 500 feet east and west from the power lines along CO-135. Beyond that, the existing electricity grid will need to be upgraded to support new development.



## Catalyst Site 01.

### What is a Catalyst Site?

To lay the groundwork for quality development that aligns with the interests of the community, two “catalyst sites” are identified in the North Gateway Community. Catalyst sites have the greatest development potential, and their transformation could significantly contribute to the long-term character and development direction of the community. The visualizations demonstrate development potential for land use, access and mobility, and other improvements for these important sites. The County and City can utilize these visualizations to attract developer interest and promote the land use patterns envisioned along the corridor.



### Catalyst Site 01.

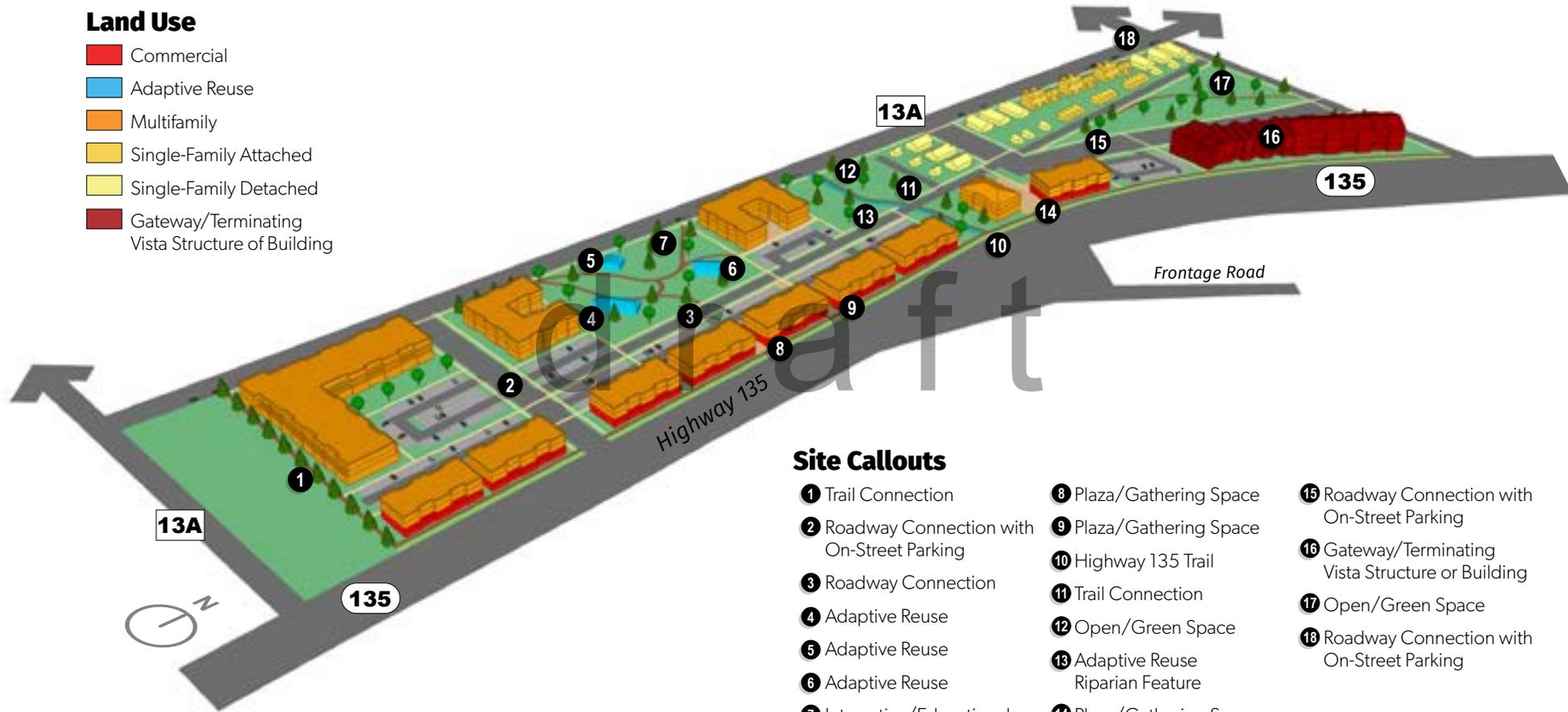
Catalyst Site 01. is a 20-acre site immediately north of the municipal boundary. Previous planning efforts in the Gunnison 2030 Comprehensive Plan identified the site as a significant opportunity for future housing development, adaptive reuse, and open space access approaching the City. It holds a potential for higher density uses such as mixed use or multifamily developments. The site aligns with the vision of accommodating population growth and creating vibrant, walkable communities. The site's selection for higher density uses reflects the aim to maximize land use and provide housing options that cater to diverse housing needs in the community. Prominent buildings at both the southeast and northeast corners of the site will help establish gateways and terminal vistas, creating a sense of arrival and departure between the City and the open spaces to the north in the County. As with all developments along the Highway 135 corridor, buildings should be oriented toward the street, and trail connections as a component of the larger regional system should be emphasized to connect to the urban core of Downtown Gunnison and encourage alternative transportation.

The concept includes street facing land uses and rear access to garages and services. Due to the limited range of the site a main access corridor running north and south fronts the western edge with a supporting rear access alley as a spine along the interior. The mix of residential uses includes a range of single-family detached and attached housing (duplexes, triplexes, and townhomes). At the northernmost corner of the site is an opportunity to establish a significant multifamily/mixed use building that functions as a terminating vista for travelers heading north from downtown. The existing irrigation ditch and adaptive reuse buildings around the center of the site are retained and reused to develop parks with a riparian feature and a nature center.

Higher density housing and mixed use development on the south portion of the site will meet the community's need for additional housing options strategically located on the north side of the City with good access to Gunnison Valley Health, Western Colorado University, and Gunnison Community School. Development on this prominent portion of the site has the potential to act as a defining corner and signify arrival to the core of the community.

### Land Use

- Commercial
- Adaptive Reuse
- Multifamily
- Single-Family Attached
- Single-Family Detached
- Gateway/Terminating Vista Structure of Building



### Site Callouts

- |   |                                   |   |
|---|-----------------------------------|---|
| ① Trail Connection                          | ⑧ Plaza/Gathering Space           | ⑮ Roadway Connection with On-Street Parking       |
| ② Roadway Connection with On-Street Parking | ⑨ Plaza/Gathering Space           | ⑯ Gateway/Terminating Vista Structure or Building |
| ③ Roadway Connection                        | ⑩ Highway 135 Trail               | ⑰ Open/Green Space                                |
| ④ Adaptive Reuse                            | ⑪ Trail Connection                | ⑱ Roadway Connection with On-Street Parking       |
| ⑤ Adaptive Reuse                            | ⑫ Open/Green Space                |   |
| ⑥ Adaptive Reuse                            | ⑬ Adaptive Reuse Riparian Feature |   |
| ⑦ Interactive/Educational Green Space       | ⑭ Plaza/Gathering Space           |   |

## Calalyst Site 02.

### Catalyst Site 02.

Catalyst Site 02. is approximately 35 acres along the Highway 135 corridor and is well-suited for a mix of uses, including commercial, office, and residential. Medium-density residential area should be located toward the west of the site, interspersed with multifamily and mixed use configurations on the east along Highway 135. Development should be designed with connections to the future transportation grid. Trail connections should be incorporated along State Highway 135 and throughout the site to promote active transportation and recreational opportunities for residents and visitors.

To foster a cohesive environment, integration of non-residential and residential uses is essential. Through thoughtful planning, shared amenities, and pedestrian-friendly pathways, any development should blend commercial and residential spaces. This integration not only enhances convenience for residents but also contributes to the vibrancy and liveliness of the community as a whole.

The parcel presents an opportunity for transformative development that sets the tone for the future of the corridor between the current municipal limits and the Gun-nison River. Given the size of the site, there is an opportunity to encourage a mix of development ranging from commercial mixed use along the highway, multifamily above the ground floor, and a neighborhood approach to residential with multifamily, attached homes, and single-family detached development. The mixed development approach encourages a “complete neighborhood” that is walkable, bikeable, and has access to a variety of amenities, including stores, open space, and employment options.

This concept features mixed use development along the east frontage facing Highway 135 with rear access parking. A mix of street facing residential uses is dispersed throughout the site in a gridded pattern that gradually reduces in intensity going west. Alleys provide access for rear-loading garages and loading/sanitation services. Future road access is identified to the west and the south as the opportunity occurs to connect to new developments and/or existing infrastructure. On-street parking and limited, landscaped surface lots contribute to the complete neighborhood approach.

This concept features mixed use development along the east frontage facing Highway 135 with rear access parking. A mix of street facing residential uses is dispersed throughout the site in a gridded pattern that gradually reduces in intensity going west. Alleys provide access for rear-loading garages and loading/sanitation services. Future road access is identified to the west and the south as the opportunity occurs to connect to new developments and/or existing infrastructure. On-street parking and limited, landscaped surface lots contribute to the complete neighborhood approach.



### Site Callouts

- 1 Highway 135 Trail
- 2 Open/Green Space
- 3 Plaza/Gathering Space
- 4 Plaza/Gathering Space
- 5 Open/Green Space
- 6 Trail Connection
- 7 Roadway Connection with On-Street Parking
- 8 Roadway Connection with On-Street Parking
- 9 Roadway Connection with On-Street Parking
- 10 Open/Green Space
- 11 Shared Residential Street/Woonerf
- 12 Neighborhood Park
- 13 Open/Green Space
- 14 Roadway Connection with On-Street Parking
- 15 Open/Green Space
- 16 Open/Green Space
- 17 Roadway Connection with On-Street Parking
- 18 Trail Connection
- 19 Trail Connection

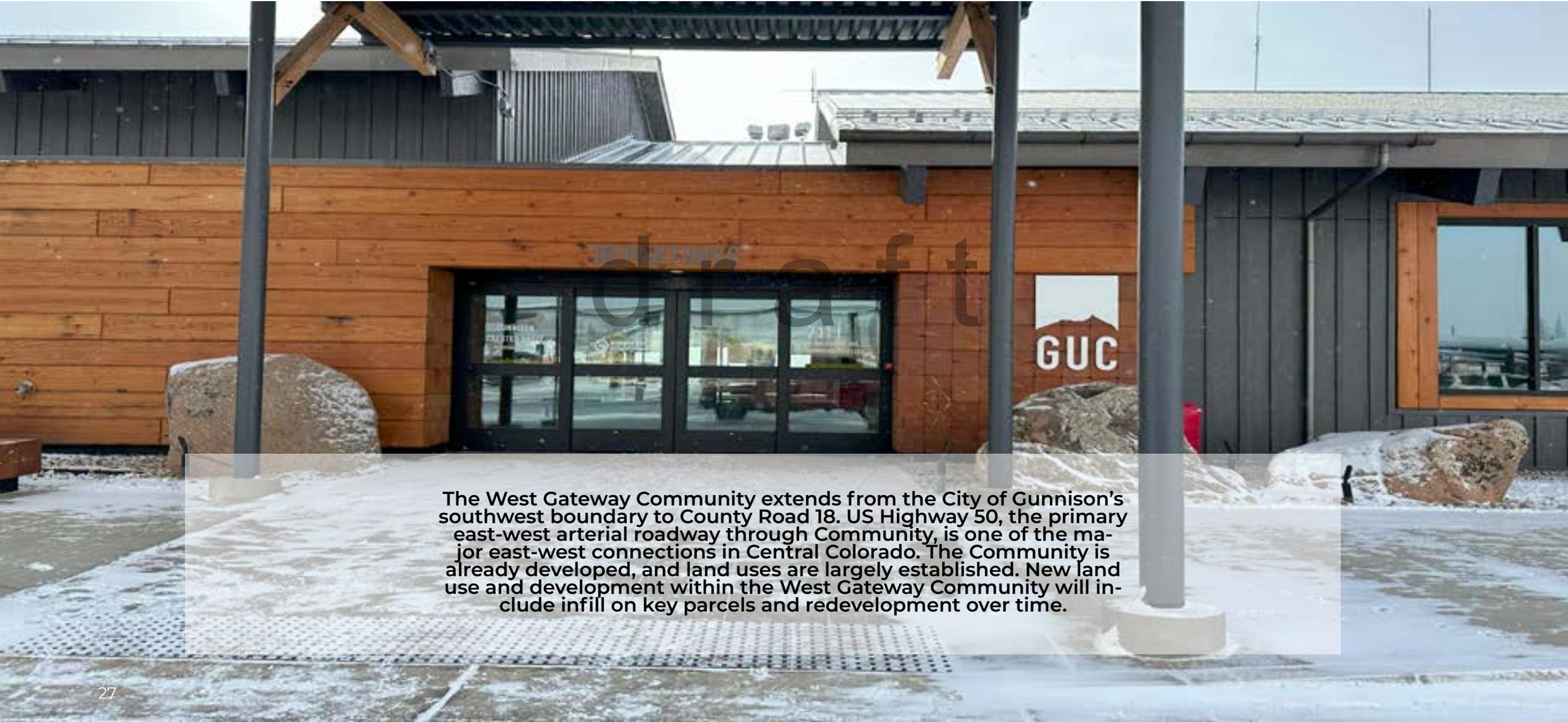
### Land Use

- Commercial
- Multifamily
- Single-Family Attached
- Single-Family Detached



# 06

## West Gateway Community



The West Gateway Community extends from the City of Gunnison's southwest boundary to County Road 18. US Highway 50, the primary east-west arterial roadway through Community, is one of the major east-west connections in Central Colorado. The Community is already developed, and land uses are largely established. New land use and development within the West Gateway Community will include infill on key parcels and redevelopment over time.

# West Gateway Community Neighborhoods

## Neighborhood 01.

This neighborhood is situated between Highway 50 and the Gunnison River and is generally developed with multifamily residential in the Dos Rios neighborhood, single family along Highway 50, with the Gunnison Whitewater Park framing the east side.

### Future Land Uses

- Medium Density Residential
- Entrepreneurial + Maker Space
- Neighborhood Commercial
- Multi-Family Residential

There is opportunity within this neighborhood for Multi-Family and Medium Density residential infill interdispersed with Entrepreneurial + Makerspace. Neighborhood Commercial uses are appropriate along Highway 50 and adjacent to the Whitewater Park, similar to the Riverfront Neighborhood in the North Gateway Community.

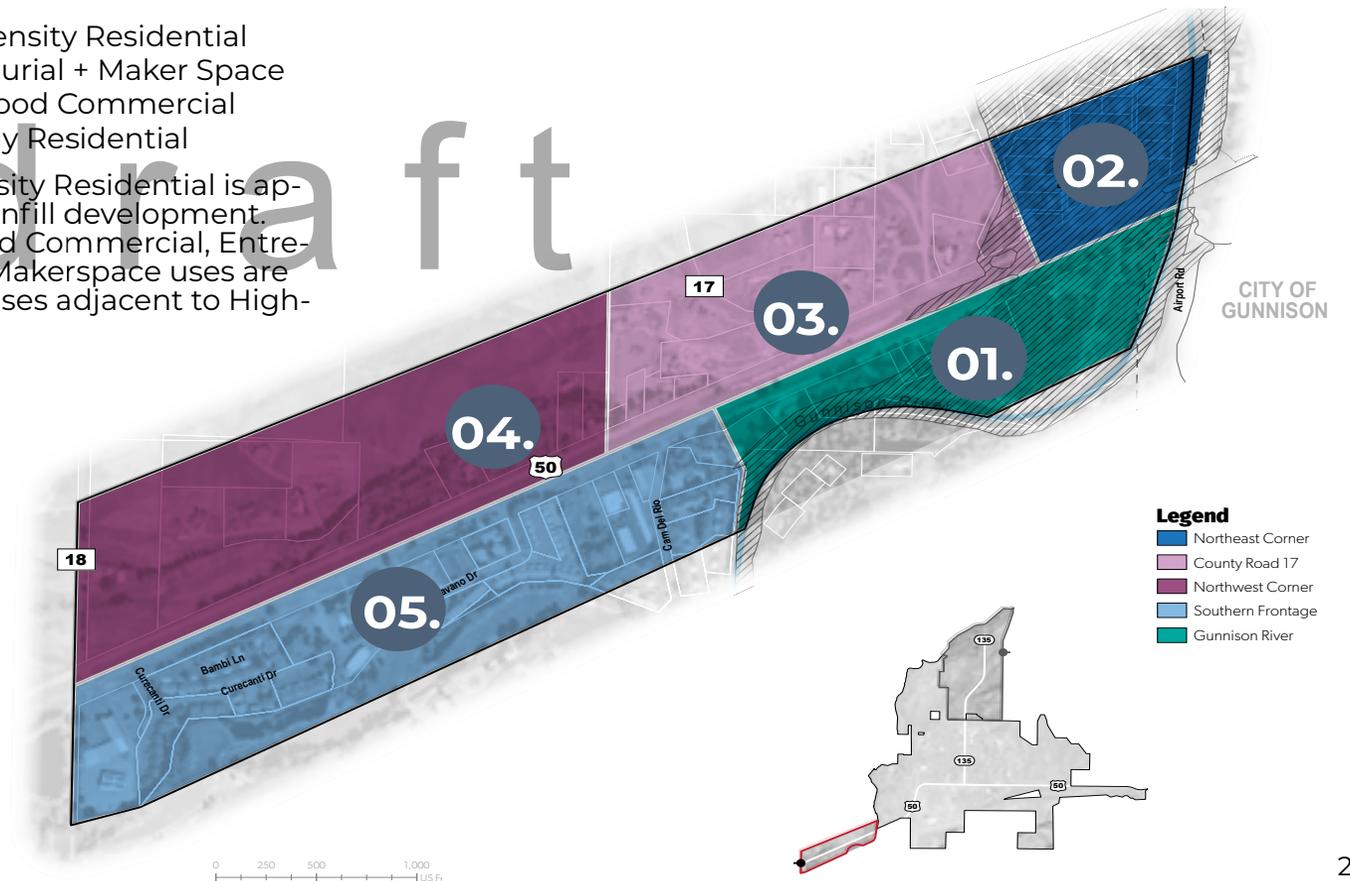
## Neighborhood 02.

Contiguous to City of Gunnison and the Gunnison River, this neighborhood is almost entirely developed with single family homes and Island Acres Motel.

### Future Land Uses

- Medium Density Residential
- Entrepreneurial + Maker Space
- Neighborhood Commercial
- Multi-Family Residential

Medium Density Residential is appropriate for infill development. Neighborhood Commercial, Entrepreneurial + Makerspace uses are appropriate uses adjacent to Highway 50.



# West Gateway Community Neighborhoods

## Neighborhood 03.

This neighborhood is characterized by its topography. The area is characterized by single family homes, Critter Sitters Veterinarian services, and the Rising Church.

### Future Land Uses

- Medium Density Residential
- Entrepreneurial + Maker Space

Grade separation between Highway 50 and the Frontage Road creates visual barriers, making the area less suited for commercial use. As a result, this area could be well suited for entrepreneurial and maker space uses that do not rely on street visibility. Topography is a challenge to pedestrian, bike and transit connectivity, making the area less suitable for Multi-Family Residential.

## Neighborhood 04.

This neighborhood offers sweeping views of the valley and agricultural lands to the west. The valley bottom along US-50 gives way to a sagebrush hillside to the north. The area is sparsely developed with single family residential and agricultural uses.

### Future Land Uses

- Medium Density Residential
- Entrepreneurial + Maker Space

There is an opportunity for commercial uses at County Road 18, otherwise the area should be more transitional in nature between the rural areas to the west of the Community area and the City to the east.

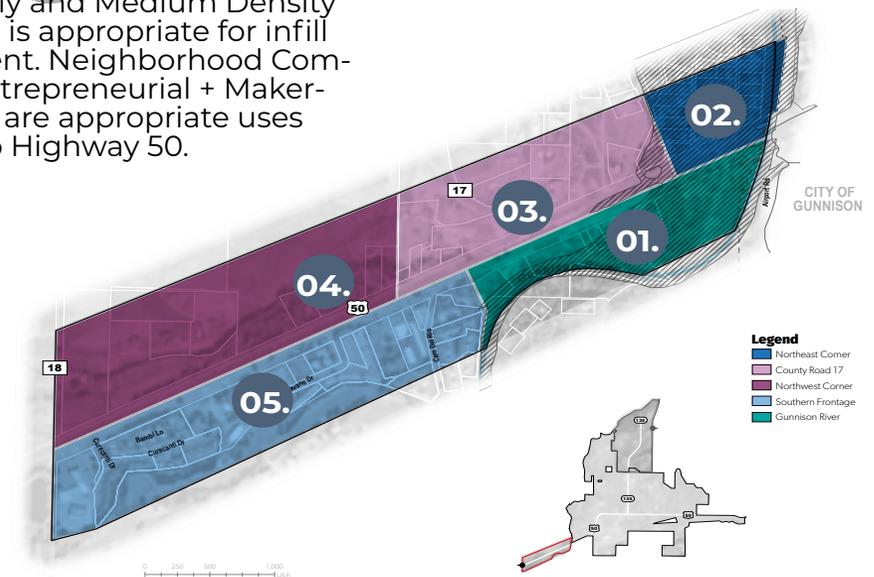
## Neighborhood 05.

The Two Rivers Neighborhood has the greatest mix of land uses and density within the Community and is composed of offices, single-family attached homes, multifamily, self-storage, and hotel/lodging uses. It lies adjacent to the Dos Rios Golf Course.

### Future Land Uses

- Medium Density Residential
- Entrepreneurial + Maker Space
- Neighborhood Commercial
- Multi-Family Residential

Multi-Family and Medium Density Residential is appropriate for infill development. Neighborhood Commercial, Entrepreneurial + Maker-space uses are appropriate uses adjacent to Highway 50.



The following outlines existing conditions and recommendations infrastructure and utilities for the West Gateway Community.

## Infrastructure

### Potable Water

Gunnison County's Dos Rios Water Division serves development west of the Gunnison River. A water line crosses US-50 approximately 500 feet southwest of the intersection at Camino Del Rio and County Road 33, and it would be cost-prohibitive to bore another water line across US-50. This system may serve new development but will need to be analyzed with each development.

- The existing potable water system needs to be analyzed by the City and the Dos Rios Water Division to determine how new developments may be served.

### Sanitary Sewer

There is existing County sewer along Park Drive from the north, then it crosses US-50 to the south side as it flows west.

- The existing sanitary sewer system also needs to be analyzed by the City and County to determine how new developments may be served.

### Storm Sewer

There is no existing storm sewer.

### Electricity

- Planned storm sewer needs to be analyzed and include a drainage report.

There are no concerns with the existing electric system providing additional power in the Community.

draft

### Transportation

US Highway 50 (US-50) is the primary east-west arterial roadway through the West Gateway Community and is one of the major east-west connections in central Colorado. US-50 is designated as Tomichi Avenue within the City of Gunnison. There are several driveways and local streets branching off US-50, including a Frontage Road that follows adjacently on the north side.

- Intersections along US 50 must be approved by the City according to planned development and access spacing criteria, then incorporated into CDOT's upcoming Access Control Plan.
- Intersection improvements are recommended at the intersection of US-50 & Camino Del Rio.
- Access to transportation choices for all persons.

d r a f t



## GUNNISON COUNTY, COLORADO PLANNING DEPARTMENT STAFF REPORT SKETCH PLAN for

Land Use Change Permit Application: Avalon Subdivision,  
represented by Attorney Michael Dawson  
Application No. LUC-22-00028  
Date application scheduled with Planning Commission:  
February 15, 2024  
Prepared by: Cathie Pagano, Assistant County Manager  
for Community and Economic Development

<b>APPLICANT NAME:</b>	HGC Holdings LLC, represented by Attorney Michael Dawson
<b>PROPERTY OWNER NAME:</b>	HGC Holdings LLC
<b>PROJECT DESCRIPTION:</b>	The applicant proposes subdivision of a 96-acre parcel into 76 residential lots. Single-family homes and secondary residences are proposed to be allowed on each lot. A maximum size of 5,000 square feet is proposed and a minimum of 1,400 square feet for the single-family homes with a two-car garage required. The applicant proposes that 67% of the land will be open space and that there will be an internal trail system. The applicant is working with the Crested Butte South Metropolitan District for water service and wastewater treatment.
<b>PROPERTY LOCATION:</b>	The subject parcel is located at 48 County Road 740. The parcel is legally described as a tract of land in Sections 27, 28, and 34, Township 14 South, Range 85 West, 6 <sup>th</sup> pm. The parcel is at the southeast corner of the intersection of Highway 135 and Cement Creek Road (County Road 740).
<b>SURROUNDING LAND USES:</b>	Surrounding land uses include residential, and agricultural.
<b>AGENCY AND DEPARTMENT REVIEWS:</b>	A copy of the application was sent via email on February 3, 2023 to the following referral agencies for review and comment: RTA GCEA Colorado Parks and Wildlife Gunnison County Public Works RE1-J School District Crested Butte Fire Protection District Colorado State Forest Service Colorado Department of Transportation Colorado Division of Water Resources Crested Butte South Property Owners Association Crested Butte South Metropolitan District
<b>ATTACHMENTS</b>	The following referral agencies submitted comments: <ul style="list-style-type: none"> <li>• Gunnison County Public Works in an email dated March 7, 2023</li> <li>• Colorado Parks and Wildlife in an email dated February 27, 2023</li> <li>• Crested Butte Fire Protection District, in a letter dated February 21, 2023</li> <li>• Colorado Department of Transportation, in an email dated February 15, 2023</li> <li>• Gunnison Valley RTA, in a letter dated February 17, 2023</li> </ul>

		<ul style="list-style-type: none"> <li>• Crested Butte South Property Owners Association in emails dated March 3, 2023 and February 27, 2023</li> <li>• Colorado Division of Water Resources, in a letter dated August 23, 2023 and a follow up letter dated January 5, 2024</li> </ul>
<b>PRE-APPLICATION CONFERENCE:</b>		A pre-application conference was conducted between staff and the applicants prior to submittal of the application.
<b>SKETCH PLAN STATUS OF APPLICATION:</b>		<p>The Avalon Sketch Plan application was submitted on May 10, 2022. The Community Development determined the revised application was complete on February 3, 2023.</p> <p>The <i>Land Use Resolution</i> requires that Sketch Plan review accomplishes:  Discussion of the proposal.  A process to formulate detailed, design/engineered solutions to issues and concerns identified during Sketch Plan review and to address, in a site-specific manner, all other issues that are relevant to the Sketch Plan.  Submittal by the applicant is required to address specific sections of the <i>Land Use Resolution</i> and to address compliance with Sketch Plan conditions.</p>
<b>PLANNING COMMISSION TASKS AT INITIAL SKETCH PLAN WORK SESSION:</b>		<ul style="list-style-type: none"> <li>— Acknowledge receipt of application by applicant name, name of development (if applicable) and date of application</li> <li>— Hear applicant presentation</li> <li>— Review staff comments identifying compliance of application with standards, and other standards with which the application must comply in order to be approved</li> <li>— Identify and consider issues</li> <li>— Create list at end of meeting of items to be addressed at next meeting, and the date by which related information is to be submitted</li> <li>— Set site visit date</li> <li>— Determine if application is ready to be set for joint public hearing, or if additional work session is required</li> </ul>
EA or EIS is required for this project	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Project located in Special Geographic Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Phasing proposed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is a Partially Exempted land use change (Section 1-106)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>PROTECTIVE COVENANTS OUTLINE INCLUDING DESIGN CRITERIA:</b>		
	<b>Complies with Sketch Plan submittal requirements</b>	<b>General Comments/References to specific documentation</b>
Responsibilities of property owners or homeowners' association defined	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Property owners enforcement; and Gunnison County is party to enforcement.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

Amendment or termination of the protective covenants is subject to approval by Gunnison County.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Defined building heights, compatibility with terrain, and sizes of all structures.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Architectural style, types and colors of exterior materials to be used, including siding and roofing.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Solid fuel-burning devices requirements	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Exterior lighting requirements	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Open space maintenance and allowed uses	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Signs	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Parking restrictions described	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Requirements for landscaping on individual lots	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Snow removal required of homeowners association	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Standards included to ensure compatible use	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Limits on domestic animals	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Fencing requirements	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

**APPLICABILITY OF LAND USE RESOLUTION STANDARDS:**

Standard, by LUR section, division and/or article	Sketch Plan complies, or compliance will be determined during review	Staff Comments/ References to specific documentation
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7-102: Standards that apply to all Major Impact applications:

7:102: A.: The proposed land use change is required to comply with, and the burden is on the applicant to demonstrate through competent evidence, that the proposed land use change complies with all applicable requirements of this *Resolution*.

7-102: B.: Compatibility with community character; no adverse impact future development of the development area.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Applicable, the applicant shall demonstrate that the project is compatible with community character, or an enhancement of the character of existing land uses in the development area, and shall not adversely impact the future development of the development area.</p> <p>Staff has expressed to the applicant the community's need for affordable and workforce housing. While the applicant agreed with the need, they declined to make any modifications to the development to accommodate this need which is not required by the LUR. However, the proposed development may add supply to the high end luxury market and may not be attainable for much of the workforce in the Gunnison valley and raises issues of compatibility with community character. The development of essential workforce housing is essential to maintaining community character.</p> <p>The application states:</p>
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		“The proposed land use change and density is compatible with the character of the existing land uses in the development area as it is putting development next to development with Crested Butte South on the other side of Cement Creek Road and avoiding leapfrog development. The larger lots are located next to existing 1-2 acre lots and the open space on the north side provides a buffer from the larger agricultural parcel to the northeast. The proposed development will comply with all applicable requirements of the Gunnison County Land Use Resolution. There are not any phases within the proposed development. There are no proposed lots which no uses have been identified.”
7-102: C.: Phases stand alone	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	The applicant does not propose any phasing.
7-102: D.: Uses identified on all subdivision lots	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	All uses proposed on the subject parcel are defined within the Sketch Plan submittal. Proposed uses include: residential lots and open space.
9-101: E. and F.: Secondary residences are allowed, and standards are addressed in covenants	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The application proposes the allowance of secondary residences on all lots.
9-102: Home occupations	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable, language in compliance with this Section shall be included within the Protective Covenants for the proposed development.
9-103: Bed and breakfast	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, this is not proposed as part of this application.
9-203: Mobile home communities	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, this is not proposed as part of this application.
9-302: Farm or ranch stand	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, this is not proposed as part of this application.
9-303: Dude ranches and resorts	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, this is not proposed as part of this application.
9-304: Adult-oriented uses	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, this is not proposed as part of this application.
9-305: Seasonal recreational vehicle parks and campgrounds	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, this is not proposed as part of this application.
9-400: Minerals and construction materials	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, this is not proposed as part of this application.
9-501: Special events	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, this is not proposed as part of this application.
9-502: Temporary structures	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, this is not proposed as part of this application.
9-503: Satellite dishes	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, this is not proposed as part of this application.
9-504: Attached wireless communications devices	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, this is not proposed as part of this application.
9-505: Freestanding wireless communications structures	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, this is not proposed as part of this application.
9-506: Child care center	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, this is not proposed as part of this application.
9-507: Group home	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, this is not proposed as part of this application.

9-508: Keeping of livestock not on an agricultural operation	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, this is not proposed as part of this application.
9-509: Camping on individual parcel	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, this is not proposed as part of this application.
9-600: Essential housing	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable no essential housing units are proposed as part of this application. Staff encouraged the applicant to consider opportunities to include essential housing on the development and the applicant has elected to proceed with the development as proposed (all free market units).
10-102: Locational standards for residential development	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> TBD	<p>The standards of this Section are applicable.</p> <p>The standards of this Section require that an application for a new residential development shall initially be reviewed for its location relative to existing development and shall be located adjacent to existing population centers, within a municipal three-mile plan area or “to a subdivision that is served by a central wastewater treatment system that was platted and approved pursuant to the requirements of the former <i>Gunnison County Land Use Resolution.</i>” (Note: this Section was amended December 2023)</p> <p>This section identifies Crested Butte South as a population center. While the development is near Crested Butte South subdivision it is not adjacent to Crested Butte South. The subject parcel is adjacent to Staples East River Subdivision and Allen Homesites which were platted and approved by Gunnison County and utilized onsite waste water treatment systems. There are some lots in Allen Homesites that are connected to the CB South Metro District for wastewater treatment.</p> <p>Per Section 10-102: B.3. <i>“When the applicant has demonstrated that a proposed residential cannot satisfy the locational standard, the location may be approved if the Board finds that in addition to meeting all of the applicable requirements of this Resolution, the cumulative impacts of the proposed development and existing development will result in no significant net adverse impact to neighborhood lands or land uses, wildlife, visual quality, air or water quality, including impacts caused by a proliferation of On-site wastewater treatment systems and/or individual wells.”</i></p> <p>The applicant shall provide evidence of compliance with the above standard and the Planning Commission shall determine if compliance is demonstrated adequately.</p>
10-103: Residential density	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> TBD	<p>Applicable, the standards of this Section apply. The proposed development is not within a municipal three-mile plan area and therefore the application shall comply with the standards of Section 10-103:C.3. which requires that “lot size and lot density shall be substantially similar to neighborhood parcels unless the standards of (a) or (b) are met.”</p> <p>The Planning Commission shall determine the “neighborhood” for this development. Article 2: Definitions defines “neighborhood” as “an area or locality characterized by</p>

		<p>similar or compatible land uses, that may be identified by a place name and/or has boundaries composed of major streets, distinct changes in land use and/or land formations, topography or water bodies.”</p> <p>CB South Subdivision is across the East River from the proposed development and on the north side of Cement Creek Road. The proposed development may be considered to be part of a neighborhood composed of Staples East River Estates Subdivision (lots are 1 acre or larger) and five other lots (not part of a subdivision) that are adjacent to the subject parcel and on the west side of the East River which are 1 to 1.5 acres in size. The bounds of the neighborhood may be considered Highway 135, Cement Creek Road, and the East River. The lots in the “neighborhood are all 1.05 to 1.5 acres. The proposed lot size in Avalon ranges from 0.13-0.90 acres with the following breakdown:</p> <ul style="list-style-type: none"><li>• 5 lots greater than 30,000 square feet (0.68 acres)</li><li>• 11 lots 20,000 (0.45 acres) to 30,000 square feet (0.68 acres)</li><li>• 46 lots at 10,890 square feet (0.25 acres)</li><li>• 14 lots at 5,865 square feet (0.13 acres)</li></ul> <p>Overall, the applicant proposes 0.83 units/acre. The density of the adjacent parcels in East River Staples Subdivision and the metes and bounds parcels is 0.97 units/acre.</p> <p>The application states: “The proposed development is substantially similar to neighborhood parcels in Crested Butte South, and Allen homesites and with the proposed landscaping and berming, and location of open space in the north side, will create buffers from the larger parcels to the northeast and across Highway 135. To the extent the lot density is greater than neighborhood parcels, the conditions in 10-103(C)(3) are met in that the project will be served by the Crested Butte South Metropolitan District, a public water and wastewater district, protective covenants and design guidelines are proposed to ensure continued compatibility with neighborhood uses and densities, the lots have been sited and landscaping has been proposed to minimize visual impact. With the consideration of the 67% of open space, the clustering of the residences, and lack of impacts on wildlife habitats, the impact of any increased density has been reasonably mitigated in the proposed development.”</p> <p><b>a. CONDITIONS ARE APPROPRIATE FOR SMALLER LOTS OR GREATER DENSITY.</b> The project shall be considered for smaller lots or greater density when all of the following four requirements are met:</p> <p><b>1. DEVELOPMENT SERVED BY PUBLIC WASTEWATER TREATMENT SYSTEM.</b> The development is or will be served by a public wastewater treatment system, by approval of the subject application pursuant to <i>Section 12-106: Sewage Disposal/Wastewater Treatment.</i></p>
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		<p>Applicable, the applicant proposes connection to the Crested Butte South Metro District wastewater treatment system.</p> <p><b>2. DEVELOPMENT SERVED BY OTHER SERVICES AND FACILITIES.</b> To the maximum extent feasible, the development is or will be served by a public water supply, public transportation and other public services and facilities by approval of the subject application.</p> <p>Applicable, the applicant proposes connection to the Crested Butte South Metro District water supply. There are no other proposed connections to public transportation or other public services described in the application.</p> <p><b>3. COMPATIBLE WITH NEIGHBORHOOD.</b> The development is compatible with the neighborhood existing when the Land Use Change Permit application is submitted. Methods of ensuring compatibility may include, but are not limited to:</p> <p><b>a. PERMANENT COVENANTS TO ENSURE CONTINUED COMPATIBILITY WITH NEIGHBORHOOD USES AND DENSITIES.</b> The proposed development includes permanent protective covenants that, at a minimum, address the following, to ensure that, if approved, it remains compatible with the neighborhood—uses and densities that exist as of the date of approval of the Land Use Change Permit:</p> <p><b>1. DESIGN STANDARDS.</b> Building exterior design standards.</p> <p>Applicable, the applicant proposes design standards as part of the application.</p> <p><b>2. LANDSCAPING.</b> Landscaping requirements.</p> <p>Applicable, the applicant proposes landscaping requirements as part of the application.</p> <p><b>3. OUTSIDE PARKING AND STORAGE.</b> Standards and limitations on outside parking and storage.</p> <p>Applicable, the applicant proposes limitations on outside parking and storage and requires the construction of garages.</p> <p><b>4. COMPATIBILITY OF USES.</b> Conditions pursuant to <i>Section 13-119: Standards to Ensure Compatible Uses.</i></p> <p>Applicable, the applicant has described on page 13 of the Revised Sketch Plan Narrative compliance with this standard which includes: limitations on</p>
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		<p>height and size of structures; construction limitations; landscaping and berms to protect viewsheds; internal trails; compliance with County exterior lighting standards; main roads will be paved or treated with dust control measures.</p> <p><b>5. BUILDING SIZE.</b> Building size.</p> <p>Applicable, the applicant proposes building size maximum (5,000 square feet) and a minimum (1,400 square feet) and requires a two-car garage. While this may align with existing development patterns, the size requirements will likely price many local residents out of the development.</p> <p><b>b. SITE LAYOUT AND DESIGN.</b> The proposed development shall locate buildings and lots to minimize to minimize visual impact.</p> <p>Applicable, the application states, “the lots have been sited and landscaping has been proposed to minimize visual impact.”</p> <p><b>4. IMPACT OF INCREASED DENSITY IS MITIGATED—</b>The decision-making body finds that impacts of the increased density have been reasonably mitigated; methods of mitigation may include, but are not limited to:</p> <p>The applicant has proposed additional open space which is identified as a mitigation measure, the Planning Commission must find that the impacts of the increased density are reasonably mitigated by the open space and/or any other proposed mitigations (no others currently identified in application).</p> <p><b>a. ADDITIONAL OPEN SPACE.</b> The amount of open space included in the proposed development exceeds the amount required by <i>Section 13-108: Open Space and Recreation Areas</i> by at least ten percent of the total land designated for residential uses within the development.</p> <p>Applicable, the applicant proposes 67% open space which exceeds the requirement.</p> <p><b>b. PROVISION OF ESSENTIAL RESIDENCES.</b> Provision of Essential Residences that equal at least ten percent of the total number of residences, in addition to any other applicable requirements of this <i>Resolution</i>.</p> <p>No essential residences are proposed as part of this application.</p> <p><b>c. CLUSTERING OF RESIDENCES.</b> Residences are clustered to minimize visual impact and impacts on wildlife habitats as depicted on Wildlife Habitat Maps.</p>
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10-104: Locational standards for commercial, industrial or other non-residential uses	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, no commercial, industrial or non-residential uses are proposed as part of this application.
11-102: Voluntary best management practices	No submittal requirements; no standard of compliance	
11-103: Development in flood hazard areas	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable, a portion of the parcel is within the 100-year floodplain. The applicant is not proposing any development within the 100-year floodplain.
11-104: Development in geologic hazard areas	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, the subject parcel is not within a mapped geologic hazard area.
11-105: Development in wildfire hazard areas	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable, the parcel is in a high wildfire hazard area. A copy of the application has been referred to the Crested Butte Fire Protection District and Colorado State Forest Service for review and comment.
11-106: Protection of wildlife habitat areas	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Applicable, a copy of the application has been sent to Colorado Parks and Wildlife (CPW) for review and comment.</p> <p>In a letter dated February 27, 2023, Philip Gurule, District Wildlife Manager stated: <i>“Elk and deer inhabit this area and throughout the East River corridor. The area falls within a CPW mapped mule deer Migration Corridor High Priority Habitat, and serves as summer range for elk and deer. Although this proposed subdivision is</i></p>

		<p><i>within a mule deer Migration Corridor, it receives proportionately lower ungulate use compared to the 'core' of this particular corridor which is further to the east. Reviewing the overall site plan, it appears that structures will be clustered together across the majority of the property with open space integrated between structures. If new fence must be constructed, CPW recommends that fences, whether wire, wood, electric, or synthetic, be wildlife friendly (not exceed 42 inches in height so as to not restrict movement of elk or deer). "Fencing with Wildlife in Mind" is a landowner resource available from CPW that is intended to help design and construct wildlife friendly fences that also meet property owners' needs...CPW does not have concerns with the proposal as it relates to impacts on the federally threatened Gunnison sage-grouse or its habitat...The use of bear proof-trash containers is proven to be the safest and most effective way to avoid human/bear conflicts. CPW recommends that bear-proof trash can use is required within the proposed subdivision...Household pets, including cats and dogs, present a threat to native wildlife when new development occurs. Dogs which are allowed to roam may harass and kill wildlife. Dogs outside their yard, kennel or dog-run should be on a leash or otherwise under direct control...Consideration should be given to the potential impacts and conflicts that could result from free ranging domestic cats. Pet food left outside may attract bears and other predators as well as nuisance wildlife species. CPW recommends securing any and all food sources to help mitigate conflict."</i></p>
11-107: Protection of water quality	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable, the subject parcel includes water bodies within 125 feet and shall comply with the standards of this Section. No development is proposed within the inner restrictive buffer of a water body. A water quality protection plan shall be required at Preliminary Plan.
11-108: Standards for development on ridgelines	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, there are no ridgelines, as defined in the LUR, on the subject parcel.
11-109: Development that affects agricultural lands	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable, the subject parcel is adjacent to agricultural lands. The standards of this Section shall apply.
11-110: Development beyond snowplowed access	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, the subject parcel is not beyond snowplowed access.
11-111: Development on Inholdings in national wilderness	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, the subject parcel is not an inholding in a national wilderness.
11-112: Development above timberline	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, the subject parcel is not above timberline.
12-103: Road system	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> TBD	<p>Applicable, the development of the road system shall comply with this Section. A copy of the application has been referred to Gunnison County Public Works Department and the Colorado Department of Transportation.</p> <p>Engineered road plans and a traffic study are not required at the Sketch Plan stage of a Major Impact project; those elements are required at Preliminary Plan.</p> <p>Comments from Gunnison County Public Works stated:  <i>"Staff is concerned about the Cement Creek Road and Highway 135</i></p>

		<p><i>intersection and what might be required by CDOT. PW staff has talked to the developer about possible solutions at this intersection. PW is working with a consultant to develop an Action Plan for this intersection...If there are requirements for the intersection with 135, the County would expect an arrangement of cost sharing with the development...There are parcels not part of the development that will need access through the development, there appears to be a plan to provide access. Public Works would prefer to see roads be interconnected and not end in cul-du-sacs where possible. This is for maintenance and wayfinding/emergency response. (specifically, Road A along the Imbersteg Ditch).”</i></p> <p>Community Development supports the PW recommendation that the applicant connect (a gate could be included) for emergency services and potential future connectivity the access easement road to the south with the internal subdivision roads.</p>
12-104: Trails	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Applicable, trails are proposed as part of this application. Gunnison County recently completed a high level design for a Crested Butte to Crested Butte South multimodal access trail. The applicant has identified a trail alongside Hwy 135 which would be a likely connection point to the proposed Crested Butte to Crested Butte South trail and would support the multimodal connectivity to and from the development. Staff recommends that the proposed trail along the highway be dedicated to the public at large.</p>
12-105: Water Supply	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Applicable, according to the application, “the development is proposed to have a dual water supply. One will be for domestic water, in house use, and fire flow and the other will be for irrigation and on domestic uses.” The water supply plan is described on page 5 of the “Revised Sketch Plan Narrative.”</p> <p>The applicant proposes central wells for the domestic water supply for the subdivision. The applicant proposes to drill additional wells which will be connected to the CB South Metro District and which will support adequate fire flows for the subdivision and provide additional water supply to the CB South Metro District.</p> <p>The application was forwarded to the Colorado Division of Water Resources for review and comment. In a letter dated August 23, 2023, Megan Sullivan, Water Resource Engineer stated:</p> <p><i>“The applicant proposes to develop wells and infrastructure which will eventually be connected to CBS’s system. Unfortunately, it is not clear what will supply the other system for irrigation and non-domestic uses... The estimated 350 gallons per residential unit is in line with more conservative calculated water demands for indoor ordinary household purposes based on an average occupancy of 3.5 person per residence and 100 gallons per day per person. Long term residential irrigation for 1,000 square feet per lot is calculated separately to be 6,822 gallons per day for all 76 lots or 90 gallons per day per lot. However, in a previous section of the narrative, the domestic use requirements were estimated to be 225 gallons per day per unit “due to the</i></p>

		<p><i>separate irrigation supply". There was no indication what the 225 gallons per day was based on. Based on the above, the State Engineer finds, pursuant to CRS 30-28-136(1)(h)(l), that without appropriate well permits issued pursuant to an approved plan for augmentation the proposed domestic water supply for the subdivision from wells will cause material injury to decreed water rights. However, due to a lack of information, we cannot provide an opinion on the other water supply for irrigation and non-domestic uses."</i></p> <p>The applicant responded in a letter from NCW &amp; Associates on October 10, 2023:  <i>"It is anticipated that the domestic usage will come from well no. 2 and an estimated two additional wells. The well permit for well no. 2 will be changed to a commercial well. Additional wells will be permitted as commercial wells. Non-domestic uses will be provided by a non-potable water distribution system that will take water from the decreed irrigation water.  The fire protection water will either come from Crested Butte South's water storage or from the non-potable water system. The required fire storage will be in a proposed lake. The lake will be lined and have a depth such the fire storage water will not freeze.  An augmentation plan will be prepared once the development application gets accepted and proceeds to the preliminary application stage. The land being used for the proposed development has 5.99 cfs decreed from the Bocker Ditch for agricultural uses. The augmentation plan will determine how this water will be used and how much water will need to be stored for release."</i></p> <p>Additional comments were received from the Division in a letter dated January 5, 2023 from Megan Sullivan:  <i>"Because the proposal is a sketch plan where, in general the water supply plan does not appear to be finalized, we are not at this time providing an opinion pursuant to Section 30-28-136(1)(h)(1), CRS, as to whether the proposed water supply will cause material injury to existing water rights....In finalizing the water supply plan for this proposal, we recommend the applicant clarify if a UGRWCD contract will be used as a source for augmentation for both the wells and the non-domestic system, and provide a copy of the contract and worksheet, or if the applicant will obtain approval from the Division 4 Water Court for an individual augmentation plan. An augmentation plan either by contract with the UGRWCD or an individual plan or some combination of both will be required to prevent injury to senior water rights for both the domestic and non-domestic systems."</i></p>
12-106: Wastewater treatment	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Applicable, the applicant proposes connection to the Crested Butte Metro District wastewater treatment. In a letter dated October 28, 2021 from the Crested Butte South Metropolitan District, District Manager Ronnie Benson states:</p> <p><i>"The Crested Butte South Metropolitan District (the "District") is capable of supplying the Avalon the East River Development...with potable water. The District is also capable of treating the wastewater produced by the Development. The terms and conditions pursuant to which the District is willing to provide water</i></p>

		<p><i>and sewer service to Avalon will be the subject of a forthcoming inclusion agreement between the parties that is negotiated and executed pursuant to a future formal inclusion process.”</i></p> <p>Staff followed up with Mr. Benson in August 2023 and he confirmed the above is still the position of the District. A fully executed agreement for service shall be required for Preliminary Plan submittal.</p>
12-107: Fire protection	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Applicable, the subject parcel is within the Crested Butte Fire Protection District (CBFPD) and a copy of the application has been referred to CBFPD and Colorado State Forest Service for review and comment.</p> <p>Comments from CBFPD in a letter dated February 21, 2023 state:  <i>“The intersection of Hwy. 135 &amp; CR 740 has always been a difficult intersect in regards to “line of sight” which results in an increase the amount motor vehicle accidents. The access to this proposed subdivision, off CR 740 is existing and approximately 300 feet from the intersection of Hwy 135 &amp; CR 740. This proposed subdivision will increase the number of vehicle trips per day, onto CR 740. As proposed, this will compound the amount of traffic at both intersections. Maintaining a well-planned “line of sight”, on CR 740, for this proposed subdivision is essential to life safety.</i></p> <p><i>3. The Gunnison County LUR process requires two points of ingress/egress. We support this requirement in order to help alleviate the issues noted above.</i></p> <p><i>4. Any existing or proposed bike/pedestrian paths, on CR 740, must in be taken into consideration in the planning process.”</i></p> <p>In a response from the applicant dates June 22, 2023 they state:  <i>“We will be working with C.D.O.T. on intersection improvements. We will be working with C.D.O.T. on a second point of access.</i></p> <p><i>There is an existing roadside pedestrian lane along Cement Creek Road. There is an area along Cement Creek Road adjacent to the site that will incorporate a bicycle and pedestrian path. The current plan does show a path along Highway 135.”</i></p> <p>At this time a second access has not been proposed. CDOT did not express significant concerns at this time but did note that a traffic study will be required and any required improvements will be identified after the traffic study is completed.</p>
13-102: B.: Location within municipal three-mile plan area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Not applicable.
13-103: General Site Plan Standards And Lot Measurements	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable, the site plan complies with the standards of this section as shown on the “Site, Landscaping and Drainage Plan,” prepared by NCW & Associates, Inc. dated November 22, 2022.
13-104: Setbacks From Property Lines And Road Rights-Of-Way	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable, road setbacks and property line setbacks, are required to comply with the standards of this Section.

		A detailed site plan which clearly states the proposed setbacks shall be submitted at Preliminary Plan.
13-105: Residential Building Sizes And Lot Coverages	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable, the applicant proposes the development of 76 residential lots. Single-family homes and secondary residences are proposed to be allowed on each lot. A maximum size of 5,000 square feet is proposed and a minimum of 1,400 square feet for the single-family homes with a two-car garage required.
13-107: Installation Of Solid-Fuel-Burning Devices	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable, the standards of this Section shall be applied at the time of building permit application.
13-108: Open Space And Recreation Areas	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable, a major impact residential project is required to provide 30% open space. The applicant proposes 67% open space which is comprised of unimproved areas adjacent to the river, areas adjacent to the highway and some land interspersed through the proposed lots.
13-109: Signs	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable, any proposed sign(s) shall meet the requirements of this Section. The applicant may submit designs for any proposed signs at the Preliminary Plan stage.
13-110: Off-Road Parking And Loading	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable, parking in compliance with this Section shall be required. Specific detail and location shall be demonstrated at Preliminary Plan.
13-111: Landscaping And Buffering	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Applicable, this Section requires that a Major Impact application “shall integrate the elements of the site plan and design, so that the land use change preserves and enhances the unique identity of the site. Landscaping may include plant materials including trees, shrubs, ground covers, perennials and annuals, and other materials including rocks, walls, fences, planters and paving materials.”</p> <p>The applicant has described landscaping on page 10 of the “Revised Sketch Plan Narrative” and includes revegetation with native seed, installation of trees and shrubs, installation of berms along the highway. If berms are not preferable the applicant has identified alternatives. Staff has expressed concerns about the installation of berms and how they affect drainage and the historic topography of the valley and change the view sheds.</p>
13-112: Snow Storage	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable, the applicant has identified areas of snow storage on the site plan. As shown on the “Full Property Plan” prepared by NCW & Associates, Inc. and dated November 22, 2022.
13-113: Fencing	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable, any proposed fencing shall comply with this Section.
13-114: Exterior Lighting	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable, the standards of this Section shall be applied at the time of building permit application. All lighting proposed on the parcel shall comply with this Section.
13-115: Reclamation And Noxious Weed Control	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable, the applicant has acknowledged that an Earthmoving Site Revegetation and Noxious Weed Control Plan shall be required for Preliminary plan.
13-116: Grading And Erosion Control	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable, the design of the sketch plan has been guided by the standards of this Section.

		<p>The Preliminary Plan is the step of this overall review in which engineered details are required to be indicated and assure compliance with this Section. Details of grading and erosion control are appropriately required at Preliminary Plan level of review as elements of detailed engineered plans.</p>
<p>13-117: Drainage, Construction And Post-Construction Storm Water Runoff</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p>	<p>Applicable, this is a Major Impact subdivision, which may create more than 10,000 square feet of impervious surface area created by road and driveway improvements. A plan pursuant to this Section is required to be submitted in the Preliminary Plan, certified by a qualified professional engineer licensed in the State of Colorado, indicating that this project meets the standards of this Section including methods to ensure that drainage will not injure adjacent lands. Documentation of whether a Stormwater Discharge Permit is required for this project by the Colorado Department of Public Health and Environment is also required to be submitted as part of Preliminary Plan.</p> <p>Subject to State standards, storm water runoff is required to be managed onsite, to direct runoff to stable, vegetated areas capable of maintaining sheet flow for infiltration, or to discharge to a storm water conveyance structure, designed to accommodate the projected additional flows from the proposed project.</p>
<p>13-118: Water Impoundments</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p>	<p>Not applicable, no water impoundments, as defined in this Section, are proposed as part of this application.</p>
<p>13-119: Standards To Ensure Compatible Uses</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> TBD</p>	<p>Applicable, this Section notes that, "Proposed land use changes shall be designed, constructed, and maintained in a manner that will not adversely affect the character and tranquility of nearby residential or public use areas, as well as the following:</p> <p><b>1. HAZARDS OR NUISANCES.</b> Land use changes shall not subject other uses to undue noise, dust, fumes, odor, explosion, aircraft flight patterns, or other hazards or nuisances, whether the result of design, location, basic character, or of planned or reasonably expected growth.</p> <p><b>2. ADVERSE IMPACTS TO ADJOINING LAND.</b> Land use changes shall eliminate or minimize or mitigate conflicts between adjoining land uses and to the maximum extent feasible, avoid changes that will result in significant net adverse impact to adjoining land.</p> <p>Further, this Section notes that, "...the applicable review body may recommend and the decision-making body shall be authorized to impose conditions that are necessary to minimize any potentially adverse impacts" as conditions of approval of a Permit, but does not require that those conditions be devised in actions taken on plans submitted in the phases of review that precede recommendation and/or action on a Permit (in this case, Sketch or Preliminary Plans for a Major Impact project).</p> <p>Applicable, the applicant has described on page 13 of the Revised Sketch Plan Narrative compliance with this standard which includes: limitations on height and size of structures; construction limitations; landscaping and berms</p>

		to protect viewsheds; internal trails; compliance with County exterior lighting standards; main roads will be paved or treated with dust control measures.
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