

**GUNNISON COUNTY PLANNING COMMISSION  
REGULAR MEETING MINUTES  
Thursday, March 21, 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:**

Chair - Roland Mason	Director of Community and Economic Development- Cathie Pagano
Vice-Chair- Fred Niederer	Director of Planning- Hilary Seminick
Commissioner- Eric Phillips	Planner-Sean Pope
Commissioner- Julie Baca	Planning Technician – Jena Greene
Commissioner Matt Schwartz	Others present as listed in text
Alt. Commissioner- Bill Barvitski	
Alt. Commissioner Catherine McBreen	
BOCC – Jonathan Houck	
BOCC – Liz Smith	
BOCC – Laura Puckett Daniels	

**Absent:**

**Recused:** None

**Zoom:** Catherine McBreen, Jonathan Houck

**Site Visit: LUC-22-00028 | Avalon Subdivision**

The Planning Commission met onsite at 48 County Road 740, Cement Creek to conduct a site visit.

The applicants were present. They worked to stake out the proposed location of development including roads, berms, and property lines/Highway buffer. The location of the ditch along the property was pointed out by the applicant. The proposed locations of utilities, results of test wells and coordination with the CB South Metro District were discussed. Applicants noted that there would be a potential redesign of the 135/cement creek road intersection. Work would need to be done to redesign the driveways for the neighbors. The wetlands along Cement Creek were noted, the applicants were still deciding how access for that area would work, as they wanted to mostly preserve that area.

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**Regular Meeting:** With a quorum present Chairperson Mason opened the March 21, 2024, regular meeting of the Planning Commission at 10:16 am.

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**Moved by** Baca seconded by Niederer to approve Planning Commission meeting minutes, dated March 2024. The motion passed unanimously in support.

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**Unscheduled Citizens**

None

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

Chair Mason opened the work session. Noted that they had just had a site visit. Asked the rest of the planning commission for their site observations:

Baca – beautiful site, felt larger in person, good to see the upper and lower portions of. Lots of thoughts about berms, and how they planned to buffer the subdivision from the highway.

Phillips – thought it was good to see the topography in person, helpful to have flagging for grading and setbacks Thought that the area was much bigger in person. Questions about greenspace preservation.

Schwartz – thought the site visit was helpful.

Barvitski – good to see the topography of the site in person.

Niederer – nothing to add.

Mason - good to get onsite and see how the land dropped towards the river, see the views from the highway and get a good visual.

### Staff Overview:

Pagano gave an overview. The application had been sent out to referral agencies and comments were available in the application. Pagano then reviewed the criteria for the major impact for the Planning Commission to consider.

9-600: Essential housing. No affordable housing component was included officially in the plans at the time of the meeting. The applicant had expressed a desire to propose affordable housing, but hadn't officially done so.

10-102: Locational standards for residential housing, CB South is a population center, property was near CB south, but not adjacent. PC would need to find that the app complied with no net adverse impact.

10-103: residential density. Pagano broke down that overall, the applicant proposed .83 units/acre (included open space, Pagano broke down by type in report). Questions about how that density compared to CB south. The planning commission would need to evaluate if the density was similar or not. CPW had commented that they recommended bear proof trash cans; along with fencing for wildlife and pets.

12-103: roads , more information was needed for public works

12-104: Trails, trails were proposed.

12-105: Water supply was described in application, and

12-106: Wastewater treatment to be provided by CB South metro

12-107: Fire Protection – 2 points of egress may be needed

13-105: Residential building – max 5k, min 1.4kSFR w/ 2 car garage

### Applicant Response:

Huresky and Whitehead presented the site plan the showed the basic utility plan. Lift stations were identified, along sewer lines. Potable water line identified. Well would be located in the middle of the site, water would be treated before fed into the system. Well water would be supplied to the CB south line. Could not get fire flow back from CB South due to size of water line (6in). Proposing a fire pump house to supply non-potable from the pond into the rest of the development to meet fire requirements. Once developed, utilities would be turned over to CB South metro, including the water rights.

Trail system was to be determined, but the applicant planned to have one throughout the subdivision, along with connecting to the CB-to-CB South trail along the highway, when developed.

Applicants had discussed working on hill below Teocalli street to help with the blind corner drivers experienced while entering CB South.

The ponds would be lined. Very porous land. The plan for storm water was to have it overflow and disperse into the field.

Comments from CB South Metro for water and sewer – Noted that Norm designed CB South’s water and wastewater system, good to have him on the development team. Everything seemed logical and should work, the plant should have capacity, planned expansion would be completed in May. Overall, no concerns.

CB South POA (Derek Harwell)– lots of aspects of the plan were great, one area of concern was the one point of ingress/egress. Wanted to make sure that true traffic studies needed to be conducted. A traffic study would be required at the preliminary plan phase, and CDOT would be involved (also required it)

Baca asked the applicant if they planned to provide a workforce housing component as part of their application. Huresky stated that they were looking to serve 3 tiers: affordable, attainable, and open market. They were working with fading west and looking into adding affordable units similar to Sawtooth. He added that the end result needed to also make the project make sense for the development team financially. The application didn’t have an essential housing component at the time. Pagano advised the board to add that part into the application sooner rather than later to give the commission enough time to consider their proposal. The commission was support of more density if there was an affordable housing component but didn’t want to encroach on the proposed open space. CB South metro asked to remain involved, the potential for duplex and triplexes mixed in with the single homes would alter the impact to the system, and they wanted to stay in the loop. Applicants also proposed a potential for light commercial areas with commercial below and housing above. The Board encouraged the applicants to work closely with the POA, metro district and the housing authority to understand the housing needs.

The lower open space near the river was discussed. The current plan was that the bottom-line lots would have access to the river and wetland areas. With no fencing. Hadn’t been defined because it hadn’t been decided. The Board recommended they have a plan for that area.

The Board wanted to get a better understanding of the applicant’s plan for the highway buffering. Whitehead stated that he wanted to move away from the berm concept and envisioned having the trail go up and down small rolling hills. The Board asked if the applicant could provide some type of visual.

Next steps: The applicants were to review requests of the board, consider adding essential housing components, and send application amendments to the board. Another work session would be scheduled when the changes were submitted back to staff.

Mason adjourned the work session at 11:23 am

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**Continued Joint Public Hearing: LUC-23-00015 Minor Impact Review: Spezze Subdivision**

Mason Opened the Joint public hearing at 11: 30 am.

Tom Spezze and Tristan Spezze were present.

Seminick reviewed the draft recommendation. Noting that all five recommendations were included in the recommendation.

There were no concerns or questions from the Board or the BOCC

Schwartz moved to approve the draft recommendation as written seconded by Baca. Motion passed unanimously in support.

Next steps – The application would be referred to the Board of County Commissioners.

Mason closed the public hearing at 11:36 am.

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Mason adjourned the meeting at 11:36 am.