

**GUNNISON COUNTY PLANNING COMMISSION  
REGULAR MEETING MINUTES  
Thursday, August 29, 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-Roland Mason Vice-Chairperson- Fred Niederer Commissioner- Eric Phillips Commissioner- Julie Baca Commissioner Matt Schwartz Alt. Commissioner- Bill Barvitski Alt. Commissioner Catherine McBreen	Assistant County Manager for Community and Economic Development-Cathie Pagano County Attorney – Matthew Hoyt Planning Technician – Jena Greene Others present as listed in text
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**Absent:** None

**Recused:** None

**Zoom:** None

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With a quorum present Vice Chairperson Niederer opened the August 29, 2024, regular meeting of the Planning Commission at 8:45 am.

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**Approval of Minutes** - Niederer asked about the end of the page 1 of the August 15, 2024, Minutes. Greene would revise the draft and resubmit for approval for the next planning commission meeting.

**Miscellaneous/Staff Reminders/Announcements**

Greene reminded the commission that since this meeting was a special meeting, that the net meeting of the Planning Commission would be held the following week, on September 5, 2024.

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**Work Session: LUC-22-00049 Major Impact | Preliminary/Final Plan | Whetstone Housing**

Applicant proposed development of an essential workforce housing residential development on the site. The total parcel is 15.1 acres. Approximately 252 units were proposed at the site, the majority (more than 40% per Essential Housing standards) shall be deed restricted. The units will vary and include apartments, townhomes, and live/work units. The parcel is located at 25115 Highway 135, a tract of land in the NW1/4SE1/4, Section 12, T14S, R86W, 6th PM.

Pagano gave an overview of LUR Major Impact process, which was a three-phase process which included a sketch plan, preliminary plan and final plan. The sketch plan was approved in February 2023. The applicant requested an extension of the approval in February 2024.

Pagano explained that the Major Impact Preliminary Plan could be combined with final plan, and for the majority of Major Impact projects that came through in the recent past had done just that, but that would need to be decided by the planning commission. Attorney Hoyt the section of the LUR which allowed for the expedited review.

Baca made a motion to combine the primary and final plan. The motion passed unanimously in support.

The development team consisted of Assistant County Manager for Operations and Sustainability, John Cattles, as well as the team from Servitas, were present at the meeting. The development team had done significant public outreach for the project. There were ongoing conversations with the Town of Crested Butte, as the Town had concerns about the payment of tap fees, as well as the plans for the intersection at brush creek. The goal for Whetstone since the purchase of the property was to provide significant workforce housing. Noted impacts on local economy, as well as the goal to the project energy efficient and livable. Planned to address concerns about security, amenities, and livability during this work session

Elena Scott of Servitas gave an overview of application and changes between the Sketch plan and Preliminary Plans, stating that they were pretty minor. The biggest change was increase from 231 to 252 units and increase to 15 acres from 12 acres. Reduced number of units on the west corner. Maintained park area in the middle of the park due to comments from outreach expressing need for programmable field space, which would be large enough to accommodate youth soccer programs. The total number of parking spaces had been reduced from 1.8 parking spaces to 1.67 per unit.

The Landscaping was discussed. The screening was an important component, a berm was proposed to make. Looking at using an onsite well opposed to potable water from the town. WUI compliance but caused for a reduction in trees. Fenced dog run. Emphasized rec path that would connect to the underpass. Snow storage. Internal road setbacks, asking for a reduced 10–15-foot setback from the code required 25-foot setbacks. This aligned with the Town of CB's setbacks, and helped to maintain the traditional neighborhood feel. Also helped to slow traffic. Reduction would also help accommodated snow storage and snow shed from roofs. Building height. 2 story structures with smaller structures around the perimeter. Majority of structures had a 2-story element and three-story elements in the center. worked hard to minimize issues. Maintain all things onsite from maintained and ops. Overall ideal of livability. Last workshop had about 45 participants. Success to transit, outdoor space that bac used for different actives. The berm height was to be 3-4 feet from the building. Only 2 stories would be visible from the hwy. 3 story buildings were more cost efficient. Proposed underpass a key component of livability for safe access to transit. Berm. Intentionally incorporated several different styles of architecture. Tried to make the berm not look like a berm. Baca noted that the berm looked subtle. Looking to create a trail connection to Riverland for bus riders to be able to access Riverland. Building size was requested at sketch plan. Target parking for similar housing projects in steamboat was 1.6, this was 1.67. noted that still at 40% open space. Looking to have balance of on street parking to onsite parking. Worked with crested butte for overflow snow storage. Some units had garage spaces. Love work unites had multiple parking spaces. Comfortable with reduction of parking because of the commitment to building the underpass and roundabout. 10 % of spaces had electric charge spaces. Residents with EV's would get a code so that. Servitas was working on developing

Baca encouraged sneaking in any overhangs to help accommodate covered bike parking. Cattles noted that there all units had enough room indoors for bikes, as well as the storage under the multi family buildings. Sanitary sewers lift station. Onsite well. Roads and details 9 ft parallel parking 13 ft travel lanes. Worked a lot with the fire department to ensure to meet standards. 33% dedicated snow storage. Maintenance would all be done by Gunnison county.

The conditions from The Town of Crested Butte concerning the utility extension agreement were discussed.

The detailed design engineered solutions, grading, drainage report, utility, stormwater, livability accessible pathways, access to transit, building designs, porches, natural light, storage, etc. were all mentioned by the design team.

Multi modal connectivity – roundabouts, construction was projected to begin in 2027, first residents in Q1, ensure safe measures w/ CDOT until road about completion. Contemplating overlap of use during construction. Planned for functional and safe interesting during construction period. Required CDOT's consent. Conversations ongoing. Plan was to build all structures. Goal to have roundabout substantially completed by end of Q3.

Energy efficiency. Zero energy ready, no natural gas. Geothermal heat pumps. Intending to build large solar arrays to serve entire buildings. Not committing to solar at this time due to funding and uncertainty of use. Not planning to push energy into the grid which could be hard on the grid. Working with GCEA. Roof surface mounted planned.

Applying what they're learned from heat pumps in saw tooth, wanting to show the public that this is doable, Cattles did a good amount of grants for awarded 1 for well fields and 1 for equipment, as well as tax credits (direct payment) get a 30% rebate on installations, promised to us certain types adjacent to road closure. Expecting to get 45-50% rebated.

Wildlife management requested the use of bear proof trash containers.

Referral Agency comments – CDOT – Access permit received, CDPHE – land development APEN form, fugitive dust control; Colorado Parks and Wildlife – suggest educational materials/signage, bear proof trash containers, support for enclosed dog run; fencing – proposed only on south side near Riverland. RTA – new bus stop, CB Fire – None; Colorado Division of Water Resources – Purchase of augmentation water, in process; Public Works – None (impressed by level of detail);

### Planning Commission Questions

Barvitski asked for an architectural overview concerning where the 2 story and 3 story buildings would be located. The rooflines would be changed/interrupted to help break up the massing. Some proposed w/flat roofs, some w/ alternating gable pitches. Flat roofs would be engineered to hold the snow. Leasing office proposed in building area, with community balcony and kitchen, first floor space for bike wash and ski waxing.

Schwartz asked if any retail space was proposed for the project. No retail space was proposed but had the ability to be permitted if needed in the future. Cattles noted that didn't think there would be enough people

Mason noted viewshed concerns with 3 story buildings being proposed closest to 135. Cattles noted that they had explored putting the larger buildings in the center of the space, but there would be more impact on the residents, and then the view from the highway would have been

parking. Also made sense from a drainage and traffic circulation prospective. Pagano noted that building height was an incentive for housing projects.

9-603 – projects that qualify for affordable housing. If the project is affordable housing, met energy requirements and affordable housing requirements.

Phillips asked why more three-story units weren't being proposed. Cattles noted that there were tradeoffs, more units also meant more parking, lack of variability and architecture/ character. Lots of discussion in last stakeholder meeting. Consideration of how many people couldn't be served. Felt that they were serving the maximum amount of people with the 251 units.

Phillips asked about the parking allotment. 476 bedrooms, 421 parking spaces (including garage spaces) resulted in 0.88 spaces perm bedroom. Would be better managed with a parking plan. Not planning on assigned parking everywhere. Noted that the parking would probably be a challenge, some parking spaces would be used for snow storage in the winter, and the would be more available in the summer. Noted that garages weren't always used for cars.

Concerns about busses, and the busses having capacity for passengers inbound to Crested Butte. It was noted that morning busses leaving Gunnison were usually full before they left Gunnison, and that there would be demand for increased to be able accommodate the residents.

Baca expressed support for the site as proposed. Noted that the real challenge would be managing the parking and requested for a parking plan for the next meeting.

Mason asked about the lighting plan. All of the main paths were to be lit as well as the underpass. All lighting would be dark sky compliant. Lots of consideration about convenience and safety.

There was support for the proposed reduced setbacks, noting that they would also help to reduce vehicle speed.

Phillips asked about the fencing and expressed concerns for trespassing onto adjacent properties. Culvin, the adjacent property owner to the north, was present at the meeting and was also concerned.

All units would be rental units. 80% deed restrictions. Conversation about how the rents would be determined.

The size of the units was discussed. The housing needs assessment was used to ensure that they were meeting the ratios needed for 1,2,3-bedroom units. The proposal included a variety of floor plan types and combinations of different bedroom units.

The deed restriction was discussed.

Mason asked for more information on where the agreement was with the Town of CB concerning water and sewer. Pagano noted that

Asked for more renderings from HWY 135. Noted the lengthy median approaching the roundabout from the south. Cattles noted that CDOT was open to reducing the speed from the roundabout into the Town of Crested Butte.

### Next Steps

The planning commission directed staff to schedule a public hearing for 1 pm on October 8<sup>th</sup>; and to draft a recommendation for approval of the preliminary/final plan for LUC-22-00049 Whetstone. They requested a parking management plan be provided as well as imaging showing where the fencing would be.

The Planning Commission conducted a site visit to the Whetstone parcel following the work session.