

**GUNNISON COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
Thursday, February 6, 2025**

The Gunnison County Planning Commission conducted a regular meeting at the Board of County Commissioners’ meeting room located at 200 E. Virginia Avenue, Gunnison, Colorado. and on Zoom **Present:**

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

Recused: None

Zoom: Julie Baca

Chairperson Mason opened the February 6, 2025 regular meeting of the Planning Commission at 8:45 am. Chairperson Mason sat Alternate Commissioner McBreen and determined a quorum.

Moved by Niederer, seconded by Phillips to approve Planning Commission meeting minutes, dated January 9, 2025. The motion passed unanimously in support.

Election of Officers:

Moved by Baca, seconded by McBreen to elect Mason as Planning Commission Chair and Phillips as Planning Commission Vice Chair. The motion passed unanimously in support.

Continued Joint Public Hearing: LUC-22-00028 | Major Impact | Star View The applicant proposes subdivision of a 96-acre parcel into 129 residential lots to include 84 single family lots, 40 multi-family units, 12 commercial units, 4 residential units above commercial, 1 lot for CB South Metro District which may include employee housing. The parcel includes a “high density” area that will include 44 units, 22 of which will have some type of deed restriction for local workforce. The remaining 22 units will not be restricted but are smaller in size and according to the applicant will be more affordable than the rest of the neighborhood. The applicant is working with the Crested Butte South Metropolitan District for water service and wastewater treatment.

Staff Comments

Pagano summarized the previous Joint Public Hearing, dated December 19, 2024. Pagano confirmed that no additional documentation had been provided by the applicant.

Applicant Response

Huresky stated that a consensus from the Planning Commission was necessary to provide a response. Pagano clarified that this matter had been addressed at the end of the previous meeting, where it was noted that members should refer to their notes and would not receive additional information from staff. Huresky reviewed an updated site plan, which removed the commercial area. He noted that the new site plan includes 200 ft setbacks for homes from the highway and reduces the open space in the center. Additionally, he mentioned the removal of four lots at the south end of the property to allow for wildlife movement. The minimum square footage in the high-density area was confirmed to be approximately 800 sq. ft., with around nine lots exceeding 2500 sq. ft. Garage requirements were also discussed.

Planning Commission Questions

Commission and staff discussed options for next steps.

Houck stated that he would like to see the applicant take community comments into consideration. Daniels quoted the LUR Section 7-102: "The proposed land use change shall comply with, and the burden shall be on the applicant to demonstrate through competent evidence, that the proposed land use change complies with all applicable requirements of this Resolution."

Public Comments

Reggie Masters: resident of CB South, noted that the commercial aspect was added in at Commission request. Noted that garages or some sort of storage is important. Applauded applicant for increasing highway setbacks and removing 4 lots.

John Hess: requested that the applicant turn all units to deed restricted with requirement of 80% income deriving from Gunnison County. Expressed interest in the applicant squaring up 135 intersection.

Pat Wallace: resident of CB South, expressed concern of existing infrastructure already being stressed. Noted that the applicant needs to demonstrate the need.

Aaron Huckstep: Expressed concerns with this development serving the "missing middle." Noted that the wildlife concerns have not been thoughtfully addressed.

Mark Schwiesow: Expressed concerns with the setback from the highway, light pollution, impacts to wetlands on north side of road, and wastewater treatment.

Gregg Helvey: Inquired about the number of affordable housing units that Expressed concerns with emergency evacuation routes.

Mary O'Connor: adjacent neighbor, Expressed concerns with increase in population.

Tim Williamson: Noted that he would like to see as little impact on environment as possible.

Jim Starr: Agreed with John Hess. Recommended that the applicant develop the east ½ of parcel. Expressed concerns with the number of affordable housing units, potential roundabout, and the lack of sports fields.

Gary Fennemam: 95 Jacquelin Ln, Noted that it is difficult to build affordable housing with high building costs.

Alli Henderson: Agreed with issues identified in comments today, particularly those of Pat and Aaron.

Marsha Thorson: speaks on behalf of residents of CB South (Courtney and Gregory Larder), Expressed that more single family homes would benefit the valley. Expressed concerns with the commercial lots, water, traffic, and snow removal.

Len Rubenstein: Shared concerns of neighbors in CB South, requested that the developer conduct a view study.

Paulie Amala: Noted that climate change should be forefront of the discussion. Noted that large parks should be removed from plan due to water concerns, and that more area should be set aside for wildlife.

Cathie Frank: resident of CB South, Expressed concern with increase in taxes, roundabout, change in traffic patterns, RTA bus stops along that road. Noted that traffic studies should be conducted and bike path should be added

Marsha Thorson: Summarized public comments, noted 151 identifiable individuals, 52 separate items; only 3 comments in support.

Gail Mancuso: CB South resident; Requested that the applicant cut the unit count.

Brian Levine: CB South Resident; Request that the Planning Commission listens to the community and says no.

JR Cordray: CB South Resident, Noted strong community concerns, inquired if the applicant has reviewed public comment.

Bob Goettge: Noted that traffic studies must be done.

Mason closed public comment at 10:24 am.

Applicant response

Dawson mentioned that the County's housing study identified a need for 1,500 additional units. He suggested that the public comments may not reflect the views of the entire community and requested to continue the public hearing. Huresky acknowledged their efforts to address community housing issues.

Staff Response

None.

Planning Commission Discussion

Planning Commission and BOCC discussed matters such as serving the missing middle, density concerns from the public, community compatibility, locational standards, affordable housing units, and community spaces. They discussed closing the public hearing to allow the applicant to modify their application with public comments in mind.

Mason entertained a motion to close public hearing, allowing the applicant to continue the application process.

Moved by Baca, seconded by Phillips to close the public hearing. The motion passed unanimously in support.

Mason closed the public hearing at 11:39 am.

Meeting adjourned at 11:40 am.