

GUNNISON COUNTY PLANNING COMMISSION
PRELIMINARY AGENDA: Friday, October 20, 2017
Planning Commission will meet in the Board of County Commissioners Meeting Room
Gunnison County Courthouse 2nd Floor - 200 E. Virginia

- 8:45 a.m.**
- **Call to order; determine quorum**
 - **Unscheduled citizens:** A brief period in which the public is invited to make general comments or ask questions of the Commission or Planning Staff about items which are not scheduled on the day's agenda.

- 9:00 a.m.** **APT Brush Creek Road, LLC**, represented by John O'Neal, work session, request for the development of 240 rental units on the subject parcel. 65% (156) of the units will be deed restricted to qualifying households earning less than 180% of the Area Median Income. The remainder of the units (84) will be free market rental units, located on the southeast corner of the intersection of Brush Creek Road and Highway 135, approximately 1.5 miles south of the Town of Crested Butte. The parcel is approximately 14.29 acres and is legally described as all of land in Section 12, Township 14 South, Range 86 West, 6th p.m., lying south and east of Brush Creek Road, and west of Larkspur Subdivision
LUC-17-00034

Lunch

- 1:00 p.m.** **APT Brush Creek Road, LLC**, represented by John O'Neal, site visit

- 2:30 p.m.** **Rocky Mountain Biological Lab** site visit, Gothic, North Pole Basin and Schofield Park, request to host weddings and conference/workshops in Gothic, as well as expand winter use in Gothic to increase structured education programs and research. North Pole Basin improvements would permit up to 3,000 square feet of new construction, spread across six structures, to expand research and education programming. Schofield Park improvements would permit construction of up to 2,500 square feet of new construction, spread across two structures (one existing) limited to only research and education.
LUC-17-00026

Adjourn

The applications can be viewed on gunnisoncounty.org, link to <http://204.132.78.100/citizenaccess/>

- Public access
- Projects
- Application #
- **LUC-17-00034, LUC-17-00026**
- Attachments

**GUNNISON COUNTY PLANNING COMMISSION
REGULAR MEETING
October 20, 2017**

The Gunnison County Planning Commission conducted a regular meeting, in the Commissioners' Meeting Room in the Blackstocks Government Center. **Present:**

Chairman- Kent Fulton (for RMBL site visit) Vice-Chairman- Jack Diani Commissioner- AJ Cattles Commissioner-Tom Venard Commissioner-Molly Muggleston Alternate Commissioner- Sarah Coleman Alternate Commissioner- Vince Rogalski	Director of Community Development- Cathie Pagano Manager of Administrative Services- Beth Baker Others present as listed in text
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Chairman Fulton has recused himself from the review of the APT Brush Creek Rd. LLC (LUC-17-00034) application.

With a quorum present Vice-Chairman Diani opened the October 20, 2017, regular meeting of the Planning Commission.

Diani seated Commissioner Coleman for the entire meeting.

Moved by Cattles seconded by Coleman to approve the Planning Commission meeting minutes, dated August 18, 2017, as amended. The motion passed unanimously.

Moved by Venard seconded by Cattles to approve the Planning Commission meeting minutes, dated September 15, 2017, as amended. The motion passed unanimously.

APT BRUSH CREEK ROAD, LLC, LUC-17-00034: The Gunnison County Planning Commission conducted their first work session, reviewing the request for the development of 240 rental units on the subject parcel. 65% (156) of the units will be deed restricted to qualifying households earning less than 180% of the Area Median Income. The remainder of the units (84) will be free market rental units, located on the southeast corner of the intersection of Brush Creek Road and Highway 135, approximately 1.5 miles south of the Town of Crested Butte. The parcel is approximately 14.29 acres and is legally described as all of land in Section 12, Township 14 South, Range 86 West, 6th p.m., lying south and east of Brush Creek Road, and west of Larkspur Subdivision

Chairman Kent Fulton has recused himself from the review of this application.

Vice-Chairman Diani has been appointed Chairman for the review of this application.

Diani appointed Commissioner Cattles Vice-Chairman for the review of this application.

With a quorum present Chairman Diani opened the work session.

Present representing staff: Director of Community Development Cathie Pagano and Manager of Administrative Services Beth Baker.

Present representing Planning Commission: Commissioners Diani, Cattles, Venard, Mugglestone, Coleman and Rogalski.

Present representing the application: representative John O'Neal, attorney Kendall Burgemeister, architects Margaret Loperfido, and Andrew Hadley, owner Gary Gates, designer Dodson Harper, engineer Tyler Harpel and realtor Doug Kroft.

Diani briefly described the project as an application for the development of 240 rental units on the subject parcel. 65% (156) of the units will be deed restricted to qualifying households earning less than 180% of the Area Median Income. The remainder of the units (84) will be free market rental units, located on the southeast corner of the intersection of Brush Creek Road and Highway 135, approximately 1.5 miles south of the Town of Crested Butte.

He noted the project has received many comments both positive and negative and requested the review process remain civil. He added there will several work sessions conducted before the sketch plan joint public hearing is scheduled. Comments concerning the Brush Creek application can be emailed to brushcreek@gunnisoncounty.org. They will be circulated to the Board of County Commissioners and the Planning Commission.

Pagano identified the application as a major impact application and described the review process of a major impact project. There are three phases, the sketch plan, preliminary plan and final plan. The sketch plan and preliminary plan phases will both have at least one joint public hearing. The process begins with sketch plan. It is intended to be exploratory and conceptual in nature, with no detailed engineering. The sketch plan can take between four and 12 months. The preliminary plan is the second phase of a major impact review and will require submittal with significant details. This phase typically takes between four and twelve months to complete. An applicant may request combining the preliminary and final plans. That decision is at the discretion of the Planning Commission. Final plan involves submittal of all final documents. There are no public hearings in the final plan stage. The final plan can take approximately two and half months.

Pagano identified the participating parties as Crested Butte Mountain Resort (CBMR), Gunnison County, and the Towns of Crested Butte, and Mt. Crested Butte. She noted an RFQ was sent out for development submittals. The participating parties selected two developers and requested RFPs. Following the review of the RFPs the participating parties unanimously selected Gatesco. The sketch plan application was submitted and reviewed by staff. The project application has been determined complete, and comment requests have been sent out to referral agencies.

Applicant's representative John O'Neal said the north end of the valley is at a critical housing juncture, which could possibly result in less full time residents. The rapid growth of short term rentals has significantly impacted the need for work force housing, adding to the housing crisis. He acknowledged the concerns of transfer of title, traffic, and impacts to schools, etc. He added the owner and the development team all have a strong commitment to the valley.

O'Neal said some of the economic impacts of the lack of affordable housing include not being able to keep good employees, many jobs go unfilled, some business have to reduce hours because of lack of employees, the customer experience drops, there are many commuters on the road between Gunnison and Crested Butte, and a significant social impact because of the increase in second homeowners and short term rentals. He added the numbers and trends are clear.

Attorney Kendall Burgemeister said the housing needs assessment identified a need for 432 rental units by 2020. The need is created by lack of affordable housing. He added the housing assessment broke up the need into the units that will not be built without government help, and the units built by the private sector. This project addresses both. He said the property is approximately 14.5 to 15 acres in size. It is relatively close to

town and to transportation, and close to existing development. The Brush Creek corridor is one of the most densely populated areas between the Town of Crested Butte and Crested Butte South.

Landscape architect Margaret Loperfido said they are focusing on building community. Designing the project both for the specific site and the community at large. They have spent a lot of time on the site, and have taken into consideration solar gain, wind patterns, smaller buildings at the perimeters which would be close to existing homes, and the higher density buildings in the lower elevations of the site, etc.

Architect Andrew Hadley said he has walked the site, and it is diverse in a nature with a ridge, wetlands, a seasonal stream, flat spot and a berm. They have placed the smaller buildings on the north side with the transit center, the duplexes, and four plexes on the south side. The eight plexes will have some underground parking, the 16 plexus will have full underground parking. There will be a maintenance facility and sewer plant. There will be a small coffee shop, small grocery store, a congregating area, a community garden, and visitor center.

Loperfido said the buses will circulate, not go through the site. There will be good access for emergency vehicles. The eight plexes will have underground parking and storage. The 16 plexus will have underground parking and parking out front. There will be one and half parking spaces per unit, resulting in 361 parking spaces including the underground parking and an additional 61 parking spaces at the transit center. Each unit will have at least one parking space close to the unit. There will be paved sidewalks throughout. They have designed the snow storage based upon 58% of the paved improved area. There are sites for trash removal. They have preserved eight acres of open space. There will be a central park area, additional circulation trails throughout the project, community gardens, community outdoor spaces, community rooms, and a playground. The landscaping is designed to preserve the drainage and add to it, using native plant species.

Hadley said the development has been designed with a large amount of public space. The open spaces make this different than other large scale developments. The units will have balconies and porches. The eight plexes on Brush Creek Rd. will be designed with gabled roofs, balconies, stone at base of the buildings, natural wood siding, timbers, and some stucco. The four plexes have being designed with some corrugated metal. The 16 and 24 plexes have been designed with flat roofs and they will sit down lower on the site. The buildings were designed out of materials specifically for the mountain climate. The buildings will have lots of windows, to make use of the solar gain.

Burgemeister said the density of the project has been of great concern, but density based on a units per acre basis can be misleading. He added using the density floor area ratio rather than the units per acre provides a more accurate comparison of impact. He identified other high density development in the area: The Links at Skyland, the Skyland Lodge, the Golf Villas, Skyland Ravine, and Stallion Park in the Buckhorn Ranch Subdivision. He noted the *Gunnison County Land Use Resolution* (LUR) standards do not require identical density, it requires compatible density.

Hadley explained the water will be provided by wells drilled on site. The wastewater proposal is an enclosed package plant, similar to Crested Butte South. This will be significantly smaller than the Crested Butte South facility, and it will be monitored by the State.

Burgemeister said there would be 156 deed restricted affordable housing rental units, and a number of free market units. He explained 120% of AMI for a two person household is \$68,000. He added the project would accommodate varying income levels. Hadley said to buy a home in the north end of the valley one needs to make 405 % of AMI.

Burgemeister said the applicant and owners are in discussions concerning the transfer of title, before the Land Use Change process is complete. The deed would contain a restriction and option for the county to buy back the property. The rational for transferring before completion of the Land Use Change process was the timing of

the financing. Financing of this magnitude takes a lot of time. They have spoken to the Superintendent of Schools concerning the impacts on the schools. He said whatever negative impacts there were, the benefits seem to outweigh it; this would provide homes for teachers, etc.

The traffic study has been completed and they are in talks with Public Works and CDOT.

Developer Gary Gates said he has hired a local development team. He owns 6,000 units in Houston. He tends to own properties for the long term. This is the only project outside his home area he is pursuing, because he saw a need. This project is designed with no government assistance. His son owns a business on Elk Ave., in Crested Butte and sees the lack of employees struggles firsthand.

O'Neal defined community authenticity as including teachers, baristas, policeman, and snow plow drivers, etc.

Staff Comments:

Pagano explained the essential housing section in the LUR was amended in 2006. The section encourages affordable essential housing in locations near work sites.

She explained the parcel was created as a remainder parcel in 1979/1980 as part of the development of Skyland Subdivision. In 1998 the parcel was conveyed from the Crested Butte Land Trust to the Board of County Commissioners of Gunnison County. In 1998 the participating parties signed a Memorandum of Agreement, stating, "the parties are desirous of entering into an agreement that sets forth the parties joint obligations regarding transportation, transit and affordable housing." In 2017 the participating parties developed the RFQ process and eventually granted the ability to apply to develop the property to Gatesco. She noted an affordable housing project is allowed reduced setback requirements, an expedited review process, deferred county building and septic fees, reduced parking and open space requirements.

She added there will be covenants and restrictions; the County is a party to the covenants and could enforce them, if necessary.

Pagano recommended the Planning Commission conduct individual work sessions devoted to one or more issues to enable thorough review and focus. Including but not limited to:

- Discussion with Gunnison Valley Regional Housing Authority Director Jennifer Kermode
- Deed restrictions
- Water & waste water
- Parking and transit
- Density, design, form and character

The commission agreed this would be a beneficial approach.

Commission Comments:

Rogalski asked if the two parking lots might be used as a potential park and ride; Hadley said yes.

Cattles asked how far the water and sewer lines extends from the Town of Crested Butte: Harpel said the school is as far south as the sewer line goes.

Rogalski asked if this location is within the East River Sanitation District: Harpel said they are looking at that, but water rights are a hurdle, also infrastructure, and easement issues. He added an onsite wastewater treatment plan most sense at this time.

Mugglestone asked the applicant to elaborate on the availability of sites within the Town in terms of this being the best site for this type of project. Burgemeister said there are several in Crested Butte So. for multifamily and none north of that. Mugglestone noted the location of the project is a concern a lot of people have. Pagano addressed other sites for projects like this, noting Blocks 79 and 80 in the Town of Crested Butte has a mix of single family residences and duplexes. Crested Butte has 22% deed restricted housing for affordable housing. Homestead Subdivision has 22 additional units. There may be some opportunities in the North Village area. Crested Butte South is considering revising their commercial area regulations, to incorporate a village center area. The City of Gunnison is looking at the Lazy K Resort and a build out of the Rock Creek subdivision. She stated all the entities are looking for a variety of options up and down the valley. Mugglestone asked what other similar towns have done.

Venard noted the health and welfare of the community includes parking, traffic flow, snow removal, ice control, and handicapped accessibility in public places should be addressed.

Cattles asked if the trails are open to the public; Burgemeister said at the very least the perimeter trail would be.

Rogalski asked if the parking on the east side of the project could accommodate a park and ride for the community; Hadley said yes.

Diani asked about the master lease agreement. Burgemeister said it is a way to fulfill housing needs. There is no single answer, and the specifics are negotiated.

Diani asked if there would be a complex manager on site 24 /7; Gates said yes.

Mugglestone said hospital referral comments should be requested.

Punch list for next meeting:

- Housing
- Density design character – renderings and what a 20,000 sq. ft. building would look like
- Transportation and parking from RTA and Mountain Express
- Trails and Recreation
- Trails connections
- Water and waste water

Public Comments:

David Leinsdorf representing Friends of Brush Creek requested the Planning Commission schedule an additional site visit to go through the adjacent neighborhood to see if this would be compatible.

Mike Billingsly representing the East River Sanitation District said the District should be a referral agency and be asked for their comments.

Robert McCarter of the Friends of Brush Creek said they just as passionate about the need for affordable housing. He said the concern is the extreme density.

Kent Cowherd was concerned there is no ownership opportunity in this project.

Greg Wilson was concerned with the transfer of the property before the completion of the Land Use Change process. He was also concerned with the lack of adequate parking.

Ted Colvin owns the subdivision across the highway from this property and is concerned with the density.

Bob Fitzgerald was concerned this is not affordable and will not solve the problems.

Chuck Cliggett was concerned with the transfer of the property before the completion of the Land Use Change process.

Mike Wright's property borders this project. He was concerned this would set a precedent for dense development going forward.

The Planning Commission will meet again for a work session on November 17, 2017, for a work session, with Gunnison Valley Regional Housing Authority Director Jennifer Kermode.

Diani adjourned the work session at 12:00 P.M., and the site visit was conducted commencing at 1:00 P.M. No minutes were taken during the site visit.

Rocky Mountain Biological Lab- LUC-17-00026: The Gunnison County Planning Commission conducted a site visit. Gothic, North Pole Basin and Schofield Park, request to host weddings and conference/workshops in Gothic, as well as expand winter use in Gothic to increase structured education programs and research. North Pole Basin improvements would permit up to 3,000 square feet of new construction, spread across six structures, to expand research and education programming. Schofield Park improvements would permit construction of up to 2,500 square feet of new construction, spread across two structures (one existing) limited to only research and education.

There were no minutes taken during the site visit.

/S/ Beth Baker
Community Development Department Services Manager
Gunnison County Community Development Department