

**GUNNISON COUNTY PLANNING COMMISSION**  
**PRELIMINARY AGENDA: Friday, April 5, 2019**

- 8:45 a.m.**
- **Call to order; determine quorum**
  - **Approval of Minutes**
  - **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.** **Amy and Leo Morrissette, represented by David Leinsdorf**, public hearing, request for single-family residence, in compliance with Section 11-108: Development on Ridgelines, located west of the Town of Crested Butte, south of County Road 12; on Lot 25, Trapper's Crossing at Wildcat  
**LUC-19-00003**

- 10:00 a.m.** **Planning Commission/Board of County Commissioners Joint Meeting**, discussion of topics of mutual interest
- Planning around municipalities and along Hwy 135 corridor
  - City of Gunnison comprehensive plan
  - What changes, modifications, policy clarification is needed
  - Training needs
  - Expectations of participation

**Noon**      **Lunch**

- 2:00 p.m.** **City of Gunnison Staff**, presentation of City Comprehensive Plan update

- 3:00 p.m.** **Larry Darien**, work session, request to convert a portion of an existing structure to a residential unit, with a previously approved apartment, for a third residence on the property. Located at 2890 CR 3, legally described as part of the SE/4NE/4, NW/4SE/4, E/2SE/4. Section 20, and the NE/4SE/4, part of the E/2SW/4, W/2SE/4. Section 21, Township 11 South, Range 88 West, 6<sup>TH</sup> P.M., two miles west of the Town of Marble  
**LUC-19-00004**

**Adjourn**

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

- Public access
- Projects
- Application #
- **LUC-19-00003**where
- **LUC-19-00004**
- Attachments

**GUNNISON COUNTY PLANNING COMMISSION  
REGULAR MEETING  
April 5, 2019  
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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. **Present:**

Chairperson- AJ Cattles Vice-Chairperson-Jack Diani Commissioner-Molly Mugglestone Commissioner-Diego Plata Commissioner- Vince Rogalski Alternate Commissioner- Daniel Spivey Alternate Commissioner- Laura Puckett Daniels	Director of Community and Economic Development-Cathie Pagano Assistant Director of Community Development- Neal Starkebaum Planner – Rachel Sabbato Manager of Administrative Services- Beth Baker Others present as listed in text
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**Recused/Absent/Seated:**

**Absent:** None  
**Recused:** None  
**Seated:** None

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With a quorum present Chairperson Cattles opened the April 5, 2019 regular meeting of the Planning Commission.

Moved by Rogalski seconded by Diani to approve the Planning Commission meeting minutes of March 15, 2019, as amended, the motion passed unanimously.

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**Morrisette LUC-19-00003:** The Gunnison County Planning Commission conducted a public hearing. They discussed the request for a single-family residence, in compliance with Section 11-108: Development on Ridgelines, located west of the Town of Crested Butte, south of County Road 12; on Lot 25, Trapper's Crossing at Wildcat.

With a quorum present Chairperson Cattles opened the public hearing.

Administrative Services Manager Baker confirmed adequate public notice. The applicant submitted the certified mailing receipts and the proof of posting. The staff had the notice published in the Crested Butte News and the Gunnison Country Times.

Present representing the Planning Commission- Commissioners: Cattles, Diani, Mugglestone, Plata, Rogalski, Spivey and Puckett Daniels.

Present representing staff- Planner Rachel Sabbato, Administrative Services Manger Beth Baker, and Director of Community Development Cathie Pagano.

Present representing the application- attorney David Leinsdorf, engineer Norman Whitehead and architect Dan Murphy.

Murphy explained he had placed balloons at the highest point of the ridge for the site visit. He said from Highway 135 across from Riverland Industrial Park, using binoculars, the commissioners were not able to see the balloons.

**Site Visit Comments**

**Rogalski-** the site was a bit below the ridge.

**Mugglestone-** the colors to be used are well suited.

**Puckett Daniels-** good to see clearly how the house will be oriented, and the balloons were not visible from the highway.

**Cattles-** the vegetation is so thick it is hard to see.

### **Public Comment**

Owner of the lot below the Morrissette lot, William Early said the footprint seems small, he liked the color and type of roofing. He was concerned with the number of trees to be taken out. Murphy said they will remove a maximum of 25 ft. of trees around the structure.

Sabbato asked the commissioners to discuss the screening. The commissioners agreed it was significantly screened.

### **Comments from the Review Body**

There were no other questions from the review body.

The commissioners directed staff to prepare a draft decision of approval. Cattles continued the public hearing to April 19, 2019 @ 9:45 AM.

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**Planning Commission and Board of County Commissioners, Joint meeting:** The Gunnison County Planning Commission and Board of County Commissioners conducted a joint meeting. They discussed topics of mutual interest. Including:

- Planning around municipalities and along Hwy 135 corridor
- City of Gunnison comprehensive plan
- What changes, modifications, policy clarification is needed
- Training needs
- Expectations of participation

With a quorum present Chairperson Cattles opened the work session.

Present representing the Planning Commission- Commissioners: Cattles, Diani, Mugglestone, Plata, Rogalski, Spivey and Puckett Daniels. Present representing the BoCC- Jonathan Houck, John Messner and Roland Mason on the phone.

Present representing staff Director of Community Development Cathie Pagano, Planner Rachel Sabbato, and Administrative Services Manager Beth Baker.

The commissioners and BoCC discussed planning around the municipalities and along the Highway 135 corridor. They agreed to address / work on:

- Study Special Geographic Areas / transition zones, for example Crested Butte South to the Town of Crested Butte, and Ohio Creek Rd. to the City of Gunnison.
- Provide more surety to a developer or home buyer- what type of development can be expected in their area.
- Discourage leap frog development.
- Encourage and create opportunities for entrepreneurs to expand.
- Provide areas clearly available for commercial and industrial development.
- Work closely with the municipalities to come to an agreement on the development on the municipality boundaries.
- Consider appropriate uses going north of the City of Gunnison.
- A more formal and updated agreement for the transition zones, based on what the City comprehensive plan lends itself to.
- Compact development patterns are desirable.
- What are the barriers to extending municipal water outside the City boundaries?
- The locational standards should be applied consistently with each application.

- Manage the tourists and the tourists' experience.
- Planning Commission and the Sustainable Tourism & Outdoor Recreation (STOR) boards should have a joint meeting. Planning Commission should also have a joint meeting with The Regional Transportation Association (RTA.)
- Staff to provide debriefs of the completed applications.
- Staff will provide Planning Commission training sessions, particularly on the *Gunnison County Land Use Resolution*.
- The BoCC encouraged the Planning Commissioners to be a deliberative body, asking the difficult questions when necessary. They also encouraged group participation and engagement in the process.

The Planning Commission and BoCC agreed to meet quarterly.

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**City of Gunnison Staff:** The Gunnison Planning Commission conducted a work session with the City of Gunnison staff. They reviewed the City's Comprehensive Plan process.

With a quorum present Chairperson Cattles opened the work session.

Present representing the Planning Commission- Commissioners: Cattles, Diani, Mugglestone, Plata, Rogalski, and Puckett Daniels.

Present representing staff Director of Community Development Cathie Pagano, Planner Rachel Sabbato, and Administrative Services Manger Beth Baker.

Present representing the City: Director of City Community Development Aton Sinkewich and Senior Planner Andie Ruggera.

Sinkewich noted several issues which were identified on the City's survey; lack of affordable housing, shortage of housing in general and environmental sustainability. He explained the City has been working on a new Comprehensive Plan, they are on an aggressive schedule. They are scheduled to have the Comprehensive plan completed and adopted by December 2019. There is now a website for public input on the Comprehensive Plan.

Ruggera explained the three mile areas around the City are being incorporated into the Comprehensive Plan. She noted the City is open to working with the County in an open spirit of cooperation. The City will be available for a joint meeting with the Planning Commission, to address issues of mutual interest.

The commissioners identified their concerns;

- Infrastructure, where can it be expanded?
- Special areas – north of the City and west of the City
- CDOT collaboration
- Can water lines be extended outside the City boundaries, if so where and when?
- Underutilized commercial and industrial areas in the City

The County and City Planning Commissions will conduct a joint meeting.

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**Larry Darien (LUC-19-00004):** The Gunnison County Planning Commission conducted a work session. They discussed the request to convert a portion of an existing structure to a residential unit, with a previously approved apartment, for a third residence on the property. Located at 2890 CR 3, legally described as part of the SE/4NE/4, NW/4SE/4, E/2SE/4. Section 20, and the NE/4SE/4, part of the E/2SW/4, W/2SE/4. Section 21, Township 11 South, Range 88 West, 6<sup>TH</sup> P.M., two miles west of the Town of Marble.

With a quorum present Chairperson Cattles opened the work session.

Present representing the Planning Commission- Commissioners: Cattles, Diani, Mugglestone, Plata, Rogalski, Spivey and Puckett Daniels.

Present representing staff- Planner Rachel Sabbato, and Administrative Services Manager Beth Baker, Director of Community Development Cathie Pagano.

Present representing the application- present by phone applicant Larry Darien.

Darien explained he is requesting a fourth residence on the parcel. There is a previously approved bed and breakfast, now being used as a primary residence, secondary residence, and a detached (third unit) residence. The former "Nordic center" contains the third and fourth detached residences located in one building. He is applying to change the use of the "Nordic center" building to include an additional residential unit, the fourth unit on the parcel.

Pagano said the Environmental Health official has reviewed and is comfortable with four units on the parcel.

Darien explained he has two wells on the parcel, he has submitted an augmentation plan to the State for a domestic well permit. The traffic should decrease from the original bed and breakfast and Nordic center uses.

The commissioners agreed a site visit was not necessary.

There will be a public hearing conducted April 19, 2019.

The commissioners directed staff to prepare a draft decision of approval.

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The commissioner adjourned the meeting at 3:15 P.M.

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/S/ Beth Baker

Gunnison County Community and Economic Development Department