

GUNNISON COUNTY PLANNING COMMISSION
PRELIMINARY AGENDA: FRIDAY, August 2, 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.** **Division of Local Affairs (DOLA)** will present a planning commissioner training work session.
- 11:00 a.m.** **Planning Commission and Board of County Commissioners joint meeting,** discussion of corridor planning and Board's policy direction for commercial, industrial and non-residential development.
- 1:00 p.m.** **Hunter Ridge** work session request to develop sixteen residential units on an approximately 10-acre parcel. Four triplex unit (12 units total) and four single-family residential lots. Lot sizes range from 0.33 to 0.75 acres. Single family homes are proposed to be no greater than 8,500 sq. ft. Triplex buildings are proposed to be not greater than 8,500 sq. ft. Two of the triplex units are proposed to be deed restricted as workforce housing. The parcel is located at 45 Hunter Hill Rd., It is adjacent to the Town of Mt. Crested Butte.
LUC-19-00008
- 2:00 p.m.** **Roper Subdivision** work session, request to subdivide four lots on an approximately 189-acre parcel. Lot 1-3.37 acres, Lot 2-3.38 acres, Lot 3-8.22 acres and Lot 4- 174 acres (remainder of the ranch.) The parcel is generally located 8 miles northeast of the City of Gunnison; approx. ½ mile east of Highway 135, on the east side of the Gunnison River.
LUC-19-00012

**COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, August 2, 2019**

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:**

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| Chairperson- AJ Cattles Vice-Chairperson-Jack Diani Commissioner-Vince Rogalski Alternate Commissioner- Daniel Spivey Alternate Commissioner- Laura Puckett Daniels | Director of Community and Economic Development-Cathie Pagano Senior Planner – Rachel Sabato Senior Planner- Hillary Seminick Manager of Administrative Services- Beth Baker Others present as listed in text |
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Recused/Absent/Seated:

Absent: Commissioner Plata

Recused:

Seated:

With a quorum present Vice Chairperson Diani opened the August 2, 2019 regular meeting of the Planning Commission.

Moved by Rogalski seconded by Spivey to approve the Planning Commission meeting minutes of, July 19, 2019 as amended, the motion passed unanimously.

Division of Local Affairs (DOLA) -presented a planning commissioner training work session.

No minutes were taken.

Planning Commission and Board of County Commissioners (BoCC)- The Gunnison County Planning Commission and Board of County Commissioners (BoCC) conducted a work session. They discussed matters of mutual interest and concern.

With a quorum present Chairperson Cattles opened the joint work session.

Planning Commissioners present: Commissioners Cattles, Diani, Rogalski, Spivey and Puckett-Daniels. Board of County Commissioners (BoCC); Jonathan Houck and Roland Mason.

Present representing staff: Director of Community and Economic Development. Cathie Pagano, Senior Planners Rachel Sabato and Hillary Seminick, and Manager of Administrative Services Beth Baker.

The commissioners discussed corridor planning, and the BoCC policy direction for commercial, industrial and non-residential development.

Cattles noted a specific concern with non-conforming existing buildings now deteriorating, and what to allow in the redevelopment of those buildings. Pagano said there are fewer than 10 currently for sale, and most of them are around the City of Gunnison. Cattles questioned how they are to deal with the expectation that a commercial application would be approved in these buildings. Pagano explained there is an opportunity to say no because it is non-conforming.

Houck acknowledged the need for guidance, noting the BoCC is very pro-business, but there is a tug of war when dealing with the one-offs. They have been working with the City on their comprehensive plan and analyzing the needs in the City and the County. The BoCC wants a path for applicants, noting it begins with handling these types of applicants by setting guidelines and dealing with them as individual situations. The BoCC wants to understand the demand and need for balance. The community has expressed their desire for the preservation of the corridors.

Diani said it may be prudent to look carefully at the empty building and the proposed new use, to determine if it would fit in or be a detriment to the area.

Houck explained some of these structures have remained vacant, while everything else developed around the older commercial uses. He questioned if the current residential uses would trump the past commercial uses. It should be determined if the prior commercial uses are the kind of development now desired. He said applicants are looking for clarity.

Puckett-Daniels said in many cities residential and commercial development can go together, adding hybrid development should be considered. She suggested defining areas as commercial considered or commercial encouraged. Create a spectrum of uses with options and giving guidelines to base decisions on.

Mason was concerned with the proliferation of commercial uses, approved just because they are adjacent to a commercial use. He said there needs to be a little bit of flexibility, and there should be regulations for applicants to follow. He noted anytime there is policy change, there is an effort to enforce the new policy without taking anything away. He suggested setting guidelines for existing buildings that would fit in a box which people could refer to when applying. We should look at the existing inventory and set a framework.

Houck reiterated the citizens like crisp edges in the corridors with defined transitions and entrances into the towns. They have said they want compact development that is not sprawling. He acknowledged many times cost is the driving factor, and although it can be a factor in the decision making it cannot be defining factor. We may need to look at each corridor individually and specifically assess it.

Rolgalski said mixed uses create villages, and suggested mixed uses could create transition areas. Cattles pointed out the lack of availability of utilities limits what can be done.

Pagano said the next step could be a market analysis and market related assessment. It could be paired with information from the City.

Houck said it is important to ensure we have an ample supply of commercial and industrial areas, and provide the community that surety. The one-offs have to be dealt with differently. The first step should be a market analysis in a three mile area west and north of the City. Mason added the public should be able to weigh in during the process.

It was suggested the planning commission work on this in the winter and spring, after city has their plan in place.

Pagano explained while the commissioners consider changes to policy any land use change application will be reviewed using the current standards.

The BoCC and Planning Commission agreed to meet again on this issue.

Hunter Ridge (LUC-19-00008)- The Gunnison County Planning Commission conducted a work session. They reviewed the request to develop sixteen residential units on an approximately 10-acre parcel. Four triplex unit (12 units total) and
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four single-family residential lots. Lot sizes range from 0.33 to 0.75 acres. Single family homes are proposed to be no greater than 8,500 sq. ft. Triplex buildings are proposed to be not greater than 8,500 sq. ft. Two of the triplex units are proposed to be deed restricted as workforce housing. The parcel is located at 45 Hunter Hill Rd., It is adjacent to the Town of Mt. Crested Butte

Puckett-Daniels recused herself from the review of this application.

With a quorum present Chairperson Cattles opened the work session.

Present representing Planning Commission: Commissioners Cattles, Diani, Rogalski, and Spivey.

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

Present representing the application; Developer Jamie Watt, and on the phone attorney Mike Dawson.

Site Visit Comments

- Cattles- there is a lot of multi- family housing adjacent to it, and large residences beyond it. The grade was similar to what else exists in Mt. Crested Butte.
- Diani- glad to see the site. Impressed with the steepness of the slope but it was not necessarily steeper than the surrounding development. Struck by how narrow some of sites are, particularly the single family residential lots.
- Rogalski- thought it was going to be steeper, was concerned with some of the slope stability.

Diani requested clarification of the engineer's response letter; Watt was unsure how to explain it, but said if the conditions in the letter were met, the engineer would approve it. Pagano did not agree, noting CGS wanted more detailed information at preliminary plan.

Cattles itemized water, sewer, and access as issues of concern.

Dawson said the access is a fundamental right of property ownership, this abuts a public street. The Town have not cited a case or any law.

Rogalski asked about density; Watt said they have increased the lot size to match the Town's regulations so the lots would allow an 8,500 sq. ft. structure. Carlos Velado Community Development Director of Mt. Crested Butte confirmed 8,500 sq. ft. would be allowed. Velado explained the town has the right to limit the level of access on the Hunter Hill Rd. Pagano said the applicant must provide evidence that they can use Hunter Hill Rd. for access, before the application would move on to preliminary plan.

Rogalski asked if the Town had reconsidered annexation; Velado said there has not been any conversations with the council concerning the reconsideration of annexation.

Diani noted Mt. Crested Butte Identifies this as an area of potential growth, and single family residences. Watt pointed out his proposal for a seven single family development was denied.

The commissioners considered the application's compliance with the County residential density standards. Following the discussion the commissioners unanimously agreed it complied.

Watt said he had included deed restrictions on several lots; Pagano explained the definition of work force house and she was unsure if these deed restrictions would comply.

The commissioners discussed compliance with the Town of Crested Butte and Mt. Crested Butte Three Mile Plans. Rogalski said it is very close to the Mt. Crested Butte standards. Spivey noted it did not comport with Mt. Crested Butte Three Mile Plan, because it calls for all single family residences. Pagano said it could be an area of conflict. Town of Crested Butte Planner, Bob Nevins said the Three Mile plans overlap and they would use the Mt. Crested Butte standards in this situation.

Pagano addressed comments received concerning geological hazards; she said no detailed engineering is required or accepted during the Sketch Plan phase. If this application moves forward to Preliminary Plan phase then all the detailed engineering is required at that time.

The commissioners directed staff to schedule a joint public hearing for this application.

Roper Subdivision (LUC-19-00012)- The Gunnison County Planning Commission conducted a work session. They discussed the request to subdivide four lots on an approximately 189-acre parcel. Lot 1-3.37 acres, Lot 2-3.38 acres, Lot 3-8.22 acres and Lot 4- 174 acres (remainder of the ranch.) The parcel is generally located 8 miles northeast of the City of Gunnison; approx. ½ mile east of Highway 135, on the east side of the Gunnison River.

With a quorum present Vice-Chairperson Diani opened the work session.

Present representing Planning Commission: Commissioners Diani, Rogalski, Spivey and Puckett-Daniels.

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

Present representing the application; Owners Albert Roper and Angela Roper.

Site Visit Comments

- Diani-- the lots are basically non-irrigated sage brush parcels. One was flat, one had an irrigation ditch, and the third had irrigated portions.
- Rogalski- it is fairly open, flat with no trees. The road needs some work.
- Puckett-Daniels- no comments

Albert Roper reviewed his application noting the goal is to preserve the irrigated land so it will remain productive. The lots are similar in size to the surrounding neighborhood, and he has spoken with the neighbors. Pagano added he had met with the Sage-grouse consultant and moved the lots in response to that review. The building envelope is now closer to the road, and the Sage-grouse meadow interface is now more acceptable.

The commissioners questioned how a buyer would know the roads are private and the maintenance of the road is not done by the county. Roper said there would be no covenants, and Pagano suggested the road maintenance could be a plat note.

Puckett-Daniels asked about the water. Albert Roper said they are purchasing water from the Upper Gunnison Water Conservancy District. Pagano added the Colorado Department of Water Resources has confirmed the water adequacy.

The commissioners discussed compliance with the County residential density standards and unanimously agreed they do comply.

Roper agreed to provide street signs for Emergency Services.

Puckett-Daniels pointed out this is a slightly different area because it is a new corridor. The commissioners discussed the corridor, and concluded this is consistent with the neighborhood.

The commissioners directed staff to schedule a joint public hearing for this application, and to prepare a draft decision of approval for review following the public hearing.

The meeting was adjourned at 3:10 P. M.

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