

**GUNNISON COUNTY PLANNING COMMISSION
PRELIMINARY AGENDA: FRIDAY, February 19, 2021**

- 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.**
- Colorado State University- LUC-20-00013: WORK SESSION.** Colorado State University is requesting that the approximately 18.6 acres of the Wilson Subdivision, located at 1141 State Highway 135 be subdivided into two new parcels. These parcels are indicated as Lot 1 and Lot 2 on the Plat. The intent of Colorado State University, the applicant, is to sell Lot 1, the southern lot (3.50 acres), to the Valley Housing Fund (VHF) for the purpose of land banking and ultimately the development of affordable housing. No specific development type, site plan, or product has been determined as of this application. The intent of Colorado State University, the applicant, is to retain Lot 2 (15.13 acres) for the purpose of relocating the Colorado State Forest Service currently located at Western Colorado University. Current structures will remain, and adaptation to the new use involves interior remodels of the existing single-family residence and shop building. One main access for both lots will be located across State Highway 135 from Clark Blvd. ***The applicant has amended the application in that the proposed greenhouse building, for the production of seedling plant material, has been removed from this application.***

Join Zoom Meeting:

<https://zoom.us/j/93551847289?pwd=SFNyMHpNQkxocFdFLzV0KzBjc2xwZz09>

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**GUNNISON COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, February 19, 2021**

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	Director of Community and Economic Development-
Commissioner-Vince Rogalski	Cathie Pagano
Commissioner-Laura Puckett Daniels	Senior Planner – Rachel Sabbato
Commissioner- Andy Sovick	Senior Planner- Hillary Seminick
Commissioner Scott Cox	Admin 3- Rebecca Ricord
	Others present as listed in text

Recused/Absent/Seated:

Absent: Commissioner Diego Plata

Recused: Alternate Commissioner Scott Cox

Seated: Alternate Commissioners Andy Sovick

With a quorum present Chairperson Cattles opened the February 19, 2021 regular meeting of the Planning Commission.

Moved by Puckett Daniels seconded by Cox to approve the Planning Commission meeting minutes of, January 15, 2021 as presented, the motion passed unanimously.

Colorado State University- LUC-20-00013: The Gunnison County Planning Commission conducted a work session. The Colorado State University (Applicant) has requested to subdivide the existing 18.6-acre Wilson Subdivision parcel located at 1141 State Highway 135 into two parcels. These parcels are indicated as Lot 1 and Lot 2 on the Plat. The intent of Colorado State University is to sell Lot 1, the southern lot (3.50 acres), to the Valley Housing Fund (VHF) for the purpose of land banking and ultimately the development of affordable housing. No specific development type, site plan, or product has been determined as of this application. The intent of Colorado State University, the applicant, is to retain Lot 2 (15.13 acres) for the purpose of relocating the Colorado State Forest Service currently located at Western Colorado University. Current structures will remain, and adaptation to the new use involves interior remodels of the existing single-family residence and shop building. One main access for both lots will be located across State Highway 135 from Clark Blvd. ***The applicant has amended the application in that the proposed greenhouse building, for the production of seedling plant material, has been removed from this application.***

Chairperson AJ Cattles opened the work session.

Alternate Commissioner Cox recused.

Present representing the Planning Commission: Commissioners Cattles, Rogalski, Puckett Daniels and Sovick.

Present representing staff: Director of Community and Economic Development Cathie Pagano, Senior Planner Rachel Sabato and Administrative Assistant Rebecca Ricord.

Present representing the application: Fred Haberecht and Sam Pankratz

Sabato said the last work session was on October 16, 2020. They reviewed notes from the site visit. Cattles said it seemed like an appropriate location. He said that they talked about lighting in the back but it doesn't seem like they are putting much outdoor lighting on the site. Rogalski said that they brought up the fact that they might do a subdivision and believes they need to look at access, how many, and location of them. Sabato said the main access will be off Highway 135 to align with Clark Boulevard, based off CDOT recommendations. She said that the house will be turned into office space. They went over parking and exterior lighting at the site visit. There will be limited lighting at the site. They also went into detail on the types of partnerships and agriculture uses on the site visit.

Pankratz noted that north of the horse barn and house there is land that has been used for agricultural purposes. They currently have a lease and would like to continue that land use and irrigated pastures. In the future they would like to provide a place for educational opportunities for research with 4H and Western, Gunnison County Noxious Weed, Colorado Parks and Wildlife and other agencies to allow for demo sites for good land and agricultural stewardship. Haberecht said that the new site provides opportunities that the current site does not but they will lose the greenhouse that was at the previous location. Western wants them to leave and they would like to move into a new place this season.

Puckett Daniels asked if they are currently doing agricultural use at their current location at Western or if this would be an expansion. Pankratz said that they are not, but that they see the opportunity as a bigger collaboration with other organizations to help them be good land stewards and provide educational opportunities. Puckett Daniels asked if they are still able to execute their mission without the greenhouse. Pankratz stated that they are working with the Gunnison Conservation District to take over the seedling sales and distribution. As an agency they will support the Conservation District. He said that they are losing the aspect of local seed stock but they are still dedicated to providing the service and are working with the Conservation District to accomplish it. He would like to keep on the table that one time a year a semi could deliver the seedling trees to their site so they can get it to the Conservation District. Puckett Daniels said they should look at access for the semi and whether it can turn around. Pankratz said they discussed it at the site visit, there is a large area to turn around. Cattles said that a tractor trailer should be able to turn around in there and the proposed access seems appropriate.

Sabato said the existing access within the application is off of Highway 135. CDOT recommended that they align the entrance with Clark Boulevard. They reviewed the parking availability on the site. Pankratz said that there are ample parking spaces to the east of the existing house. There was a recommendation from the staff to the applicant to consider possible public access across the entranceway to the western property line. Sabato said that she took the application to the City of Gunnison zoning meeting to look at the application in relation to three-mile planning that is going on and connectivity options in the future, along the north 135 corridor. The City of Gunnison recommends that they facilitate improved vehicular and multimodal circulation options to connect to the existing street grid. Haberecht said that CSU and the State Forest Service see the merit in good future planning to accommodate connectivity. They don't

see it as a need right now because there isn't a public road to connect to at this time. He said their concern of having that connectivity today is security and good neighbor concerns. They are receptive to it as long-term planning.

Sabbato stated that on the eastern side of the property is Highway 135, to the south is County Road 13, through part of it are several residences and a private driveway. She suggested to the commission and applicant that they consider future connectivity options, it may not be vehicular access but a future multimodal connection to go across to serve CSU in the interest of 4H or others, where they do not need to use Highway 135. Another thing to consider is that at some point in the future Lot 1 will be developed. At this point, it is a recommendation not a requirement.

Pagano said that although it is not a requirement she strongly recommends that CSU consider an easement that would allow potential vehicular and multimodal access because this area in the future will potentially be annexed into the City of Gunnison and that grid connectivity will be critical. It doesn't mean they have to grant public access at this time but that it would be good to in the future. Haberecht said they believe it is good planning but would not like to activate that access until there is a public facility on the west side that can receive it and that there is outreach to the neighbors that they are receptive to the connectivity. Pagano said that she agrees and that they are setting up a future circumstance but not implementing it for now. They would need to work through more of the details. Haberecht said that they agree and would like that implemented into the plan.

Cattles said that he is seeing a 60 foot plus easement for utilities and asked if the public access would have to expand outside of that. Haberecht said that the 60-foot easement is the public access easement, with the utility easements added on it is around 100 feet. Puckett Daniels asked if the concern was that they are putting a road between a public road and a private road with houses, so right now is not the best time because it is a private road with private houses. Sabbato said that it is a private road and the easement would allow future connectivity. Puckett Daniels asked if it would be a public road if it is annexed in the future. Pagano said that it is possible, which would have benefits to the private owners because it would be maintained by the City. They want it to be a possibility in the future.

Puckett Daniels asked if they are open to allowing a bike trail along the highway, as recommended by Marlene Crosby with Gunnison County Public Works. Sabbato went over where that trail would be along the front parcel line. Crosby stated that for many years the trails commission has tried to get a bike and pedestrian, non-motorized access, from the subdivisions north of the river, across the river and west to the community schools. There is a pedestrian bridge across the Gunnison River just below Garlic Mike's. There is the Riverwalk Trail easement along the highway. Getting the connection west over to the north south section of County Road 13 has been difficult but the option that seemed to exist at the time that she wrote the comments is to be in the highway right-of-way. The difficulty with that, is you come into Hwy 135 and you bank into that curb and it splits into four lanes where the tow of the slope precludes having a trail there so the suggestion was that within that setback easement, just inside the east property line the applicant would possibly allow, in the future, for the creation of a trail and that would happen across both parcels. She said that at least they could get the kids to County Road 13 and then they could address getting them to the Community School. She said it would be nice to have them along the north side of County Road 13, but until they have that connection the option that she would love to see kept open is a trail right along the highway. Haberecht said they would be receptive to that and do an easement as soon as there is a development project in the future but not have to create easements today that may not be executed or might hold up the application. Crosby just wanted it to be on the table to plan for the future.

Puckett Daniels said that she thinks the connectivity is important and thinks that if they are planning for the future that it be part of the record and that they look at it for part of their future goals. Cattles asked if the easement will be within the buildable or non-buildable area in the right-of-way. Haberecht said that it is possibly both and that they grant the easement when there is a practical trail plan in the future. Pagano said that they can put a condition in the decision document that once a trail is funded then an easement shall be granted to accommodate that trail. Rogalski said that another thing to keep in mind is the park being put in north of Garlic Mike's. He said there may be more pedestrians because of the nice access to the river. Cattles said that there needs to be some protection for the property owner, that they are not going to put the easement right down the middle of their lot. He said it needs to not be a detriment to the rest of the lot. Puckett Daniels said that she agrees and believes that it needs to also be that way for Lot 1, where it won't inhibit the production of affordable housing.

Jim Starr of the Valley Housing Fund thinks that the discussions they have had about intermodal connectivity are really great discussions. It is a good way to look to the future, especially when the parcel, Lot 1, gets developed for affordable housing. He wanted to clarify the easement that would go from east to west, across the property. The intent of the easement is to cover all of the powerline easement area and to run up to the south of the sewer line easement. The easement does not include any part of the property that is covered by the sewer line easement. They didn't think it would be wise to have a road over the sewer line. The width is approximately 63 to 66 feet and covers the powerline easement that's already in place.

Sabbato said that it has been brought to their attention by the surveyors that there is a gap in Deeds that runs the length of the western border that wasn't deeded to the Wilsons, where a quiet title is most likely going to be the next step forward. This shouldn't affect the current application.

Puckett Daniels asked about landscape buffering proposed since the greenhouse is gone. Haberecht said the landscaping that was there to buffer the greenhouse still remains. They went over the landscaping proposed. Puckett Daniels asked about the agricultural uses and the compatibility with the future annexation to the City. Haberecht said that CSU's perspective is having the same ranchette and agricultural use that has historically been there as a gateway feature. The grazing activity, boarding of horses was a positive thing because it maintained the openness of the parcel. He believes that the grazing activity, continuation of boarding horses and stables was a positive thing, because it was maintaining openness and character of the parcel as it had been used historically. The scale, reuse of the building and agricultural use meets the character checklist. Pankratz said they are looking at maintaining the current agricultural use. They are not looking to expand the use, just maintain the existing use. They have been contacted by CPW to board horses in the future for a handful of months. Sovick believes it fits into the character now and the future and sees no concerns. Pankratz said that he believes the other advantage is the ability to graze that area. Their best tool for managing those dry grasses and avoiding fires is through the use of sustainable grazing.

The Commissioners agreed to move the application to a joint public hearing with the Board of County Commissioners and that they wait to do a decision document until after that meeting.

/S/ Rebecca Ricord
Administrative Assistant III, Gunnison County Community Development