

GUNNISON COUNTY PLANNING COMMISSION

PRELIMINARY AGENDA: Friday, April 2, 2021

Meeting will be conducted in the BOCC Meeting Room located in the Gunnison County Courthouse at 200 E. Virginia Ave., Gunnison, Co.

- 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:** Joint Public Hearing- requesting subdivision. Property located at 1141 State Highway 135 to 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***
- 10:00 a.m. City of Gunnison Comprehensive Plan Discussion:** Anton Sinkewich, City of Gunnison Director of Community Development and Andie Ruggera, City Planner present overview of City's Comprehensive Plan.
- 11:00 a.m. Joint BOCC and Planning Commission Discussion:** Discussion of BOCC's Strategic Plan Result D.4.
- Join Zoom Meeting:**
<https://zoom.us/j/96900655365?pwd=V3VETDc0dTdhVjVYUHZWb1hnS3JEZz09>

ADJOURN

**GUNNISON COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, April 2, 2021**

The Gunnison County Planning Commission conducted a regular meeting in the Planning Commission Meeting Room in the Gunnison County Courthouse at 200 E. Virginia Ave.

Chairperson-Laura Puckett Daniels	Director of Community and Economic Development Cathie Pagano
Vice-Chairperson-Andy Sovick	Senior Planner – Rachel Sabbato
Commissioner-Vince Rogalski	Senior Planner- Hillary Seminick
Commissioner-Melanie Miller	Manager of Administrative Services- Beth Baker
Commissioner-Scott Cox	Others present as listed in text
Alt. Commissioner- Beth Appleton	BOCC Chairperson- Jonathan Houck
Alt. Commissioner- Julie Baca	BOCC Vice-Chairperson-Roland Mason
	BOCC Member- Liz Smith

With a quorum present Chairperson Puckett Daniels opened the April 2, 2021 regular meeting of the Planning Commission.

Colorado State University – LUC-20-00013: Joint Public Hearing- requesting subdivision. Property located at 1141 State Highway 135 to 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***

With a quorum present Puckett Daniels opened the joint public hearing.

Baker confirmed adequate public notice. The applicants had the notice posted and submitted the certified mailing receipts. The staff had the notice published in the CB News and the Gunnison Country Times.

Present representing the application: Fred Haberecht and Sam Pankratz.

Haberecht explained the CSU application is for a two-lot subdivision in the existing Wilson subdivision. Lot two will be used for the relocation of the CSU Forest Service facility, currently located on the Western Colorado University campus. 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. Lot one will be sold to the Valley Housing Fund (VHF) and will be land banked for future possible affordable housing.

Planner Sabato said CDOT had required the main entrance align with Clark Blvd., across Highway 135. The original entrance will be abandoned. Both lots one and two will use the new access. The City of Gunnison recommended the adoption of connectivity to the City road grid. A public access easement has been provided.

Puckett-Daniels asked if a bike path or pedestrian access provided connectivity going north and south. Sabato said it had not but it could be an option, not illustrated on the plat, but possibly in the findings. Haberecht said he did not want to prescribe it as an easement yet, but was very receptive.

Miller asked for clarification of the potential uses of lot one. VHF representative Jim Starr explained the intention is to look to the future for affordable housing by land banking the parcel. He noted there was no time line. It would require annexation into the City of Gunnison. That could be in five to ten years. Miller asked if there was any detriment to agriculture. Haberecht noted the activity north of the house will continue to be grazing.

Miller asked about the greenhouse. Sabato explained if they were to apply for a greenhouse it would require another land use change

Sovick asked if lot one could be resold to anyone. Sabato said yes and any proposed uses would come through the county process at that time.

Erin Knuth asked what future development means. Sabato said five to ten years down the line.

John Koch asked about the uses of lot one. Starr said the intention to use the site as affordable housing. Sabato noted the uses of lot one is not part of the current review.

Pankratz said this is a great opportunity for the Forest Service to provide programs, forest management and forestry services. They have been in a constant state of movement, and are looking forward to having a permanent site.

Houck appreciates the relationship with CSU and the Forest Service. They are a forward-looking organization that addresses the needs of the Forest Service and the community.

The planning commissioners directed staff to prepare a draft recommendation. They stated it should include the north and south trail easements, and language around vegetation and screening.

Planning Commission continued the public hearing to April 16th at 1:15 PM.

City of Gunnison Comprehensive Plan Discussion: The Planning Commission conducted a work session with Anton Sinkewich, City of Gunnison Director of Community Development and Andie Ruggera, City Planner present overview of City's Comprehensive Plan.

With a quorum present Chairperson Puckett Daniels opened the work session.

The City of Gunnison Director of Community Development Anton Sinkewich and Senior Planner Andie Ruggera presented the City of Gunnison's Comprehensive plan, Gunnison 2030 Plan. Ruggera explained it is the City's official policy document. It focuses on land use, transportation, bicycle and pedestrian mobility, environmental features and open space, economic development and community character and identity. It will be used to inform decision making, and builds off of past planning efforts.

The Gunnison 2030 plan was built with significant community outreach. The process took just over one year to complete. Major Items were housing and potential growth. They reviewed the Gunnison Lazy K housing project, and Gunnison Rising Subdivision. Goals of the plan included 250 new homes in the city by 2025, and having a supply of rental properties to maintain a 5% vacancy rate. They have created a map in the plan noting the future industrial and commercial areas.

The economic prosperity goals included 3599 Western Colorado University students to remain in the county after graduation, a thriving year-round economy, a median household income of 80% of the Colorado median income.

The transportation goals included multi-modal transportation system, develop infrastructure along the arterial routes, and improving park and ride transit.

The implementation will use potential funding and using an action matrix.

The City staff is working with County staff on a new Intergovernmental Agreement (IGA) and three-mile plan implementation. The goals include limiting unnecessary expansion into new growth areas. Encouraging infill growth in West Gunnison and Lazy K.

The new PUD Zoning plan and standard for the Gunnison Rising Growth area was approved in September 2020. The south side of the development is approved for an event center, makers district (industrial use), RV resort, residential units, high density housing, affordable housing units, a main street district and extension of Georgia St. The north boundary is the Contour Trail. All development is in the valley floor, not on the ridgeline.

The guiding principles included traditional design, walkability, connectivity, a vibrant place, broad housing options, integrated open space, financial feasibility and resilience.

There will be trail connections throughout the project, and the City grid has been extended. The developer has a proposed sewer collection system, with full buildout lines to the government campus to accommodate the whole build out. This summer they will be installing water and sewer infrastructure and electricity.

Miller asked about a live/ work option and the airport potential expansion. Ruggera said there is an avigation easement with lower maximum height limits. In the other areas it is up to 50 ft. The agreement was approved by the FAA.

Miller asked if smart grid was being used to address environmental considerations. Ruggera said there will be narrower streets, and solar lighting. The overall concept allows for that. Miller asked how the vacancy rate of 5% was arrived at. Sinkewich explained it is a comfortable vacancy rate to ensure housing options in the community and helps to create inherent affordability.

Houck noted his concerns with availability of affordable/ safe rentals. The lack of rental units allows substandard housing for rentals.

Miller asked about the additional number of Western students goal. Ruggera said the goal is retention, particularly children born here could stay here. Puckett-Daniels pointed out the goal could increase the population by 3,500. She suggested being more specific and clearer.

Rolgalski asked about the electrification of the development. Ruggera said the equipment is being upgraded.

Houck inquired if there were things in the comprehensive plan incentivizing secondary residences. Sinkewich noted there are code changes focused on removing barriers for affordable housing. They include reducing parking requirements, to encourage infill development.

Sovick asked if the eastern entrance into to the City will change. Ruggera explained they are still working on the vision. It will also be the main access to the future state park. Sovick asked how the increased water usage is justified. Ruggera said the City has a large aquifer and the studies conducted support the development. There will be two additional water tanks. Gunnison Rising has bought significant water rights that they have transferred to the City. He asked if there are plans for a solar garden. Sinkewich said there will be a solar array at the airport. And there are code changes to reduce residential solar barriers.

Smith asked about the existing trail under the highway. Ruggera said it will be maintained. Smith inquired about short term rentals, asking if there are any guardrails to ensure the area remains residential. Ruggera said it is on the City's radar, if it is an issue they will create standards. Smith asked how many affordable housing units would be developed. Ruggera said there is enough land dedicated to development 200 units.

Sinkewich explained the Lazy K affordable housing development will include 66 units, 44 deed restricted and 22 market rate, all for sale units. There will be a signature park leading to the river. It will include five acres of housing and ten acres of park.

The commission closed the work session with the City staff.

Joint BOCC and Planning Commission Discussion: The Planning Commission conducted a work session with the BOCC. They discussed the BOCC's Strategic Plan Result D.4.

With a quorum present Chairperson Puckett Daniels opened the work session.

Houck said the BOCC had signed their policy decision June 27, 2020, with the intent to be completed by December 2020. The completion date has been delayed because of the COVID 19 pandemic. The intent of the policy was to establish a regulatory framework to encourage and direct industrial and commercial development into existing platted or zoned areas and enable opportunities for new commercial and industrial development and newly developed Special Geographic Areas. They will be established to:

- Preserve our rural heritage.
- Protect our community corridor's (Hwy 50 and Hwy 135) and view sheds along these corridors.
- Support the community values described in the One Valley Prosperity Strategy (OVPP.)
- Support the community values described in the OVPP Strategy.
- Support compact development patterns.

The planning staff works with applicants to manage their expectations. This will create more certainty for the applicants. The staff works with the City staff to coordinate, as much as possible, with the City's Three-mile Plan. The County has worked with real estate professionals to try to determine where there are needs for residential, industrial and commercial uses. It has been noted desired lot sizes are relatively small a ½ acre or less. The demand for commercial and industrial is inconsistent, with the demand for industrial greater than commercial. The demand for residential units has skyrocketed, and the number of sales has increased by 100%.

With the labor demand increasing it could result in a job vacancy rate in 2040 of up to 10.9%, this will impact housing affordability.

Director Pagano and Planner II Seminick presented a mapping analysis. They noted that unincorporated Gunnison County does not have zoning. Their analysis identified the uses of parcels in the three miles boundaries of the City of Gunnison. Goals include deterring leap frog development and incentivizing development adjacent to the city. They looked at neighborhoods north of the city and are considering ways to limit sprawl. They pointed out some of the limitations with development include sewer infrastructure, and they are working with the City, particularly in the north Gunnison area.

Puckett-Daniels asked if we have a sense of demand for commercial and industrial sites. Pagano confirmed there is demand for light industrial and commercial. Pagano noted the County owned Gold Basin Industrial Park is an option. Puckett-Daniels asked if we needed short term solutions. Pagano said we could apply for an EDA grant for development of buildings in the Gold Basin Industrial Park to accommodate commercial and industrial uses.

Pagano asked if Gunnison Rising is enough of a demand release valve. Mason said it is a good start. Puckett-Daniels suggested considering the transitions from the storage units to the residential uses. Houck pointed out there is a difference between convenience and need. The corridor is vital, and we don't want it to be rolling sprawl. Commissioner Cox requested some history of annual production of these uses, and the supply of approved land for these uses. Puckett-Daniels agreed getting numbers to determine the demand is needed.

Pagano and Seminick said to support increasing demand for labor over the next 20 years, staff recommends: Continued investment, residential development, enabling grid connections, central

sewer availability, multimodal connections, demonstration of need/demand for units, setbacks, and densities that align with City standards, demonstration that proposed development is needed.

Consideration of a special geographic area in the Highway 135 corridor that reflects the values of the community including: preservation of productive agricultural lands, preservation of open space, support of compact development patterns and limitation of sprawl, investment in sustaining vibrant growth and resilient communities, mitigation of climate change impacts. Enabling easier multi-family residential development or smaller lot sizes in targeted areas.

The commissioners discussed creating a special geographic area for the entire Highway 135 corridor. Houck said there needs to be SGAs bordering the towns, but possibly not in the middle. Pagano suggested Lacy's arena into town, making clean entrances and a tapering effect to create a feel.

Pagano and Seminick said they will also create a north valley analysis, possibly next year.

The commissioners closed the joint work session.

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