

**GUNNISON COUNTY PLANNING COMMISSION
PRELIMINARY AGENDA: Friday, April 16, 2021
Meeting will be conducted on ZOOM**

- 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. **Taylor Canyon Fire Station LUC-21-00005:** Work session/ no action- application to construct an approximately 3,330 sq. ft. fire station and associated improvements including driveways, parking, and an onsite wastewater treatment system at the subject property. The applicant will maintain the fire station and operate a volunteer fire department to provide fire protection service in coordination with the Gunnison County Fire Protection District. The station will operate similar to other sub-stations in the County, such as the one in Ohio City. The site is located at 5855 County Rd. 742, Almont, Co.
- 10:00 a.m. **County Attorney Education Session with the Planning Commission:** Work session/no action, Planning Commission training, ex parte communication, sunshine law, etc.
- 11:00 a.m. **Division of Local Affairs (DOLA):** Planning commissioner training work session/presentation.
- 1:15 p.m. **Colorado State University-LUC-20-00013:** Joint Public Hearing/ possible action- 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

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**GUNNISON COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, April 16, 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-Laura Puckett -Daniels Vice-Chairperson-Andy Sovick Commissioner-Vince Rogalski Commissioner-Melanie Miller Commissioner-Scott Cox Alt. Commissioner- Julie Baca	Director of Community and Economic Development-Cathie Pagano Senior Planner – Rachel Sabbato 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 Appleton

Recused: Commissioner Cox- LUC-20-00013

With a quorum present Chairperson Puckett Daniels opened the April 16, 2021 regular meeting of the Planning Commission.

Moved by Cox seconded by Rogalski to approve the Planning Commission meeting minutes of, April 2, 2021 as amended, the motion passed unanimously.

Taylor Canyon Fire Station LUC-21-00005: The Gunnison County Planning Commission conducted a work session. They reviewed the application to construct an approximately 3,330 sq. ft. fire station and associated improvements including driveways, parking, and an onsite wastewater treatment system at the subject property. The applicant will maintain the fire station and operate a volunteer fire department to provide fire protection service in coordination with the Gunnison County Fire Protection District. The station will operate similar to other sub-stations in the County, such as the one in Ohio City. The site is located at 5855 County Rd. 742, Almont, Co.

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

Applicant representative attorney Kendell Burgemeister presented a power point. The applicant is proposing a fire station at 5855 County Rd. 742. The impetus of the proposal was the local homeowners were either unable to get homeowners insurance or only at a very high rate, because of the long distance to the closest fire station. The distance from Gunnison to Harmels is approximately 18 miles, which could add about 20 to 25 minutes of travel time.

Burgemeister described the structure as 55 ft. x 60 ft. It will be about 100 ft. to 125 ft. from the Taylor Canyon Rd. The front of the building will have three bays and the back will have two bays. There will be room to store three fire fighting vehicles in the front and some in the back. There will also be a conference area and bathrooms. The applicant would like two signs, one on the highway and one on the front facade of the building. The facility will have one tanker truck and a brush truck vehicle on site.

Cox asked about proposed landscaping. Burgemeister said the well permit is exempt, and limited to indoor use and filling the firefighting equipment. The landscaping will be natural, the applicant will reclaim disturbed areas, use native seed mix, and some additional trees.

Burgemeister explained water used to wash vehicles will use the floor drain and be captured. Applicant representative AJ Cattles added there will be a sand well separator, water used will not go into the creek.

Sovick asked about the water supply and how much they are allowed to use. Puckett-Daniels noted the well permit states no more 1/3-acre ft. Burgemeister added there is a bathroom and shower, but no one will be living site. Days when no one is at the fire station the usage will be close to zero. They estimate 15-gallons per head per day for office space when used. The tanker truck could fill from the well although there are other surface flow opportunities available.

Puckett-Daniels inquired as to how much water a rural fire station commonly uses. If it is built will there be enough water to be functional? Burgemeister said the water will not be used for a fire hydrant. For a traditional wildland fire, you would be dipping into the most available source of water. Wilder on the Taylor's irrigation ditch has a pump on it and could fill the truck.

Sovick asked for clarification of the relationships with the surrounding fire stations. Burgemeister explained Gunnison Fire Protection District is responsible to fight fires in the area. It is augmented with volunteer fire fighters. Some individuals in this area are training to become volunteer fire fighters. This station would provide the initial response, a wildland fire might be able to be extinguished. A building fire would have to be aided by the Gunnison station. The initial response will be invaluable. Other than geography it won't be different than the other rural fire stations in the county.

Puckett-Daniel asked if the fire fighters from outside the area would bring equipment or use the equipment that is on site. Burgemeister said it would be a combination of both. Puckett-Daniels asked about the financial viability of the station over time. Burgemeister said there will be ongoing fundraising efforts. Pagano explained this is not different from the other remote stations.

Sovick asked to hear from the Gunnison Fire Protection District, to understand their support. Burgemeister noted the Gunnison Fire Chief has signed the memorandum of understanding (MOU).

Miller asked what the driving force behind the application was. Burgemeister reiterated the cost of insurance, and the health and property protection which comes with a fire station.

Seminick explained this is a county minor impact review. The fire station is considered a public utility.

Puckett-Daniels asked if the fire station would incentivize further development in the area. Seminick noted each new project should be reviewed on its own merits. The concerns, while valid, are outweighed by the life safety provided by front line responders who can respond more quickly. Pagano noted a fire station is a benefit. Rogalski said if the insurance is more readily available, it could promote more building in the area. Seminick explained the majority of the area is already built out, either subdivided into 35-acre parcels or in Spring Creek which is built out. Cattles said this project is a significant benefit, in the region where the forests are thick and the potential for fire is high. This fire station comes at no cost to Gunnison Fire Protection District.

The commissioners unanimously agreed that a site visit was not necessary.

The public hearing will be conducted on May 21, 2021. The commissioners directed staff to draft a decision document for the meeting. Puckett-Daniels requested more information on the water availability.

The planning commission closed the work session at 10:00 A.M.

County Attorney Education Session with the Planning Commission: The Gunnison County Planning Commission and the County Attorney conducted a work session. The Deputy County Attorney Emilee Gaebler conducted a training session for the Planning Commission. They reviewed Sunshine Law- Open Meetings Law, Ex Parte Communication, and Conflicts of Interest.

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

Gaebler presented a power point. They discussed Sunshine Law- Open Meetings Law, Ex Parte communication, and Conflicts of interest.

No minutes were taken.

Division of Local Affairs (DOLA): DOLA conducted a work / training session with the Gunnison County Planning Commission. DOLA conducted a commissioner training session.

Chairperson Puckett-Daniels opened the work session/ training session.

The work session reviews included:

- DOLA Planning Resources
- Why Plan and Planning Authority
- Roles and Responsibilities of elected officials and Planning Commissioners
- Long range planning and implementation tools
- Planning trends and key issues
- Effective meetings and decision making
- Scenarios discussion
- Planning-related operations during a pandemic
- And questions and discussion

No minutes were taken.

Colorado State University-LUC-20-00013: The Gunnison County Planning Commission and the Board of County Commissioners conducted a continued joint public hearing. They reviewed the application 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 Chairperson Puckett-Daniels opened the continued joint public hearing.

Commissioner Sovick left the meeting.

Commissioner Cox was recused.

Commissioners Puckett-Daniels, Miller and Rogalski were present for the continued public hearing.

Planner Sabbato explained due to the quiet title action and subdivision of this property, the meeting will be continued to April 30, 2021 at 11:00 a.m.

The joint public hearing was continued to April 30, 2021 at 11:00 a.m.

The Planning Commission meeting was adjourned at 1:20 p.m.

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