

GUNNISON COUNTY PLANNING COMMISSION
AMENDED -PRELIMINARY AGENDA: Friday, July 23, 2021
Blackstocks Government Center 221 No. Wisconsin 2nd floor

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. Dos Rios Village Townhomes (LUC-20-00015): Continued Joint Public Hearing. The Applicant proposes to build six buildings containing four townhomes each for a total of 24 townhomes. Twelve of the townhomes will be 2-bedroom, 1.5 bath at 900 square feet total. Twelve of the units will be 3-bedroom, 2-bath at 1,125 square feet. The total aggregate floor area of all the buildings is 13,524 square feet. The application spans two lots, Parcels 2 and 3. Property located at 37764 W. Highway 50,

9:05 a.m. Planning Commission; Work Session. Discussion Gunnison *County Land Use Resolution*, Section 13-105: Residential Building Sizes and Lot Coverages.

Adjourn

**GUNNISON COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, July 23, 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. and on ZOOM. **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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Absent: Commissioner Elizabeth Appleton

ZOOM: Commissioners Baca and Cox

With a quorum present Chairperson Puckett Daniels opened the July 23, 2021 regular meeting of the Planning Commission.

Moved by Rogalski seconded by Sovick to approve the Planning Commission meeting minutes of July 9, 2021 as presented, the motion passed unanimously.

Dos Rios Village Townhomes (LUC-20-00015): The Gunnison County Planning Commission and the Board of County Commissioners conducted a continued joint public hearing. The Applicant proposes to build six buildings containing four townhomes each for a total of 24 townhomes. Twelve of the townhomes will be 2-bedroom, 1.5 bath at 900 square feet total. Twelve of the units will be 3-bedroom, 2-bath at 1,125 square feet. The total aggregate floor area of all the buildings is 13,524 square feet. The application spans two lots, Parcels 2 and 3. Property located at 37764 W. Highway 50,

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

Pagano explained the Fire District and Public Works comments haven't been submitted yet.

The commission continued the public hearing to August 20, 2021 at 9:00 A.M.

Planning Commission: The Gunnison County Planning Commission conducted a work session, to review *Gunnison County Land Use Resolution (LUR)*, Section 13-105: Residential Building Sizes and Lot Coverages.

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

Pagano reviewed the staff memo, dated July 23, 2021. The building review process was outlined, and a brief overview relative to multiple family residences. The standards will remain the same for multiple family residences. She also reviewed the red-lined LUR amendments. A primary residence over 4,200 sq. ft. would require a minor impact land use review, and a maximum square footage over 5,700 sq. ft. would also require a minor impact land use review. She clarified if the garage is attached it is included in the 4,200 sq. ft. She explained the proposed additional fee for larger residences was deleted because the county collects a linkage fee when a residential building is issued a building permit.

Miller requested more data concerning the potential risks and impact to taxes. She questioned if limiting square footage is the best way to achieve what the community wants to achieve. She suggested possibly considering view sheds, and what the factors are that caused the call for smaller residences.

Rogalski asked about owners of 35-acre lots or larger prior to this amendment. Pagano said they will be subject to the regulations at the time. Miller asked about permits now in the queue. Pagano explained if the application, in the queue, was a complete application it would not be subject to these regulations.

County Attorney Matt Hoyt noted this is not a square footage prohibition. It is change in the classification of level of review. Miller asked if the amendment would possibly only incur more reviews. Puckett-Daniels said the benefit is it changes the process so the public has a voice in the conversation. Pagano said the Town of Crested Butte limited square footage and it has not chilled that economy. Puckett-Daniels said there is a land use process in place and it is performed very regularly by the staff and commission.

Puckett-Daniels asked how many homes are over the 4,200 sq. ft. and how many are over the aggregate 5,700 sq. ft. per year. Pagano said the average home has been 2,100 to 2,500 sq. ft. Puckett-Daniels continued by noting we are trying to make a difference in community involvement, view sheds and climate control. She pointed out 4,200 sq. ft. is still double what we have seen historically.

Miller requested better data for the past three to five years. She asked again what we are trying to protect. Rogalski asked about the actual criteria for these regulations. BOCC Mason said the Crested Butte Center for the Arts is a good example. The architects built it to community wishes but they included the additional sq. ft.

Puckett-Daniels said a lower threshold is necessary, and this is a step forward. BOCC Liz Smith noted dual goals, addressing environmental impacts and community impacts to viewsheds, etc. Miller asked if we can make the vision of the community, in terms of what they want to protect, a separate issue from the sizing piece. Pagano did not recommend it, because it becomes a grey area depending on the people reviewing it, there may not be a clear understanding of what screening would be.

Rogalski noted there are reasons other than the size, including the septic and energy impacts. Mason suggested acquiring supportive data from the last three years. Hoyt pointed out there does not have to be a particular data point to change a regulation

Following a conversation concerning attached and detached garages and square footage, Pagano noted some of the consideration is the massing. Breaking some of the massing can have value to the viewsheds. Mason suggested increasing square footage to 5000 sq. ft.

Puckett-Daniels requested clarification on multifamily homes and what triggers a minor impact review. Pagano explained in the CB So. special geographic area multifamily residence would not come before the planning commission. Buckhorn and Skyland developments had both contemplated multifamily in their HOA regulations.

Cox agreed with Mason and urged increasing square footage. He said this proposed change will end up using a lot of precious staff time.

Attorney Kendal Burgemeister representing Wilder on the Taylor explained the subdivision does not have County approved covenants and would be subject to these new size limits. He suggested granting some type of grandfathering for the subdivision. Burgemeister agreed with Cox with respect to additional staff time needed.

Tim Szurgot said this change to house size reflects the community vision. Limiting house size is the low hanging fruit, and it will help protect view sheds and water quality.

Sue Navy said she supports the proposed amendment and thanked everyone for all the work that has gone into the proposed amendment.

Rogalski said he was leaning toward Mason's vision of 5000 sq. ft. and 6000 sq. ft. aggregate.

Pagano explained between 2018 and 2021 there have 12 residences over 4,200 sq. ft., most of those were on exempt parcels and would not have required further review.

Puckett-Daniels was concerned with increasing the square footage, she did see the incentive to keep the buildings together to reduce energy impacts. Also increasing the square footage limits would result in making very little impact if any. Sovick agreed. Baca was comfortable with the square footage proposed, but would appreciate information on energy loading.

Mason said the community input has not been issues about 5000 sq. ft. houses, it has been the 10,000 sq. ft houses. It is about the future and the new proposed threshold is upsetting the building community and the ability to work.

The commissioners made a motion:

Moved by Rogalski to set the square footage number at 5,000 sq. ft. for single residential structure and 6,500 square feet for total aggregate. The motion failed for the lack of a second.

Moved by Miller seconded by Sovick to recommend to the BOCC the proposed amendment as presented by staff. The motion passed three to two, with Puckett-Daniels, Sovick and Miller voting yes; Cox and Rogalski voting no.

The meeting was adjourned at 11:30 P.M.

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

