

GUNNISON COUNTY PLANNING COMMISSION

PRELIMINARY AGENDA: FRIDAY, January 7, 2022

Meeting 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.** **Joint Planning Commission and Board of County Commissioner;** Work Session. The Planning Commission and Board of County Commissioners will conduct a joint work session. They will discuss - BOCC Strategic Plan Overview and BOCC Policy initiatives and expectations, and other topics of mutual interest.
- 11:00 a.m.** **Cimarron Mountain Club (LUC-21-00020):** Work Session. The applicant has requested to reduce the number of owner families and number of private lots from 15 to 13, move the new equipment barn to the separate 35-acre Barn Parcel, construct up to ten "tiny houses" for use by staff, construction of a short road to access the staff housing and commons building, a new lodge erected on the 35-acre Lodge Parcel, install solar power system to supplement the grid power, and construct a 500 to 600 sq. ft. High Park Lake Cabin. Property at 5201 Cimarron Mountain Road Via County Road 858, located in T47N, R7W, N.M.P.M. Section 22: SE1/4, Section 27: All, Section 28: E1/2E1/2, Section 33: NE1/4NE1/4. Section 34: N1/2, Section 35: W1/2NW1/4, SE1/4NW1/4 and Lots 9 and 10.

**GUNNISON COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, January 7, 2022**

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 Daniels Vice-Chair- Andy Sovick Commissioner-Vince Rogalski Commissioner-Scott Cox Commissioner- Melanie Miller Alt. Commissioner-Beth Appleton Alt. Commissioner- Julie Baca	Director of Community and Economic Development- Cathie Pagano Senior Planner – Rachel Sabbato Manager of Administrative Services- Beth Baker Others present as listed in text
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ZOOM: All Commission members

With a quorum present Chairperson Daniels opened the January 7, 2022 regular meeting of the Planning Commission.

Moved by seconded by to approve the Planning Commission meeting minutes of November 19, 2021, the motion passed unanimously.

Joint Planning Commission and Board of County Commissioner: The Planning Commission and Board of County Commissioners conducted a joint work session. They discussed the BOCC Strategic Plan Overview and BOCC Policy initiatives and expectations, and other topics of mutual interest.

BOCC members Houck, Mason and Smith attended the joint work session, on ZOOM.

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

Director Pagano said Community Development has attained a \$50,000 grant for code amendment consultation.

BOCC members Houck and Mason noted Board priorities include;

- Housing and the utility infrastructure to support it
- A Corridor Plan
- Adoption of codes that will support climate change goals
- Committed to have adequate staffing and a fee schedule that supports the community
- Making sure we don't change so drastically in the next 20 years that our area is not recognizable
- North Gunnison is an important area, for future housing, if the utilities can be extended
- Contractor licensing will be a benefit, and put us in a place, to have better quality housing going forward
- Larger structures and their energy consumption remain a concern

Commissioner Miller said environmental impacts were a consistent conversation, in the past year. She added there is a need for more dense development, located where the community is.

Director Pagano, Director Cattles and Building Official Lambert are working together on these issues. They are currently considering adopting a new building code every three years, rather than every six years.

Commissioner Cox suggested that it would help facilitate attracting developers and capital for housing projects to have a countywide data set on housing, that had real detail on rents, STRs, etc. While each market study is done independently, the underlying data they are based on (and is easily available in other markets) is not available here. The needs assessment is an overview, not comprised of the data needed to help produce a market study. He also expressed concern that it is not clear that a number of well-meaning initiatives like Icelab, seat guarantees, etc. are being evaluated in terms of if they are successful, how much more pressure does that put on the housing market? If Icelab and related initiatives draw in companies from elsewhere and well-paying jobs, that puts more pressure on the housing market. Even if from an economic development perspective, it makes total sense. The question is are we committed to building enough housing if these initiatives are successful?

Commissioner Baca noted the Icelab creates more diverse jobs, with the intent to support the locals.

Commissioner Rogalski we should be sure to plan for all aspects, not just one thing.

Chairperson Daniels pointed out the need for a regional approach to housing. It should be a proactive collaboration between our communities. This could incentivize housing. We need data driven solutions. Live where you work problems are solved with transportation. We should push hard for productive collaboration.

BOCC Houck said they are working with the State to get money from the Infrastructure Bill. The aging infrastructure and capacities are both a challenge. He also pointed out redevelopment is an important component.

Commissioner Baca pointed out issues with waste, composting, recycling and the county land fill. Director Pagano said the Sustainability Director sees waste currently as a lower priority, and vehicle miles traveled as a higher priority. Chairperson Daniels added there are many interconnected pieces. We can not do it all at once. BOCC Mason said over the last four to five years in the land fill it has filled up faster than anticipated. Much of the additional material is construction waste. There could be an opportunity when dealing with contractors, to discuss this issue.

BOCC Smith voiced her concerns with the impacts of short-term rentals.

Director Pagano suggested the Planning Commissioners and Board of County Commissioners conducted another work session, after the BOCC meets to discuss their strategic plan.

Cimarron Mountain Club (LUC-21-00020): The Gunnison County Planning Commission conducted a work session with the applicant. They discussed the applicants' request to reduce the number of owner families and number of private lots from 15 to 13, move the new equipment barn to the separate 35-acre Barn Parcel, construct up to ten "tiny houses" for use by staff, construction of a short road to access the staff housing and commons building, a new lodge erected on the 35-acre Lodge Parcel, install solar power system to supplement the grid power,

and construct a 500 to 600 sq. ft. High Park Lake Cabin. Property at 5201 Cimarron Mountain Road Via County Road 858, located in T47N, R7W, N.M.P.M. Section 22: SE1/4, Section 27: All, Section 28: E1/2E1/2, Section 33: NE1/4NE1/4. Section 34: N1/2, Section 35: W1/2NW1/4, SE1/4NW1/4 and Lots 9 and 10.

With a quorum present Chairperson Daniels opened the work session.

The applicants were represented by Jim Aronstein, Manger Kristopher Noel, Architect Kevin Morley and owner in Cimarron Mountain Club Kim Koehn.

Noel presented a map showing egress points on the mountain and the location of the dry hydrants.

Aronstein explained there had been an Environmental Assessment (EA) done in conjunction with the BLM, and it had been submitted. He noted it was found the proposed project would not have impacts on species they study.

Commissioner Appleton asked about how hunting will be permitted. Noel said there currently is only one owner that has expressed interest. The State and their regulations would be enforcing the hunting regulations.

Planner Sabbato said the Colorado Parks and Wildlife (CPW) sensitive time closures are enforced in the Spring, Noel added they are also adhered to in the Fall.

Noel explained they have two employees working with noxious weed control.

Planner Sabbato explained the maximum house size allowed without a minor impact land use change is 5,000 sq. ft. Aronstein said if the owner gets a minor impact approval the covenants allow up to a 6,000 sq. ft. residence.

The planning commissioners directed staff to prepare a draft decision of approval for the upcoming public hearing, to be considered following the public hearing by the commissioners.

The work session was closed.

The meeting of the Gunnison County Planning Commission was adjourned at 12:00 P.M.

/S/ Beth Baker
Gunnison County Community and Economic Development