

GUNNISON COUNCIL AGENDA
MEETING IS HELD AT CITY HALL, 201 WEST VIRGINIA AVENUE
GUNNISON, COLORADO; IN THE 2ND FLOOR
COUNCIL CHAMBERS
REMOTE ACCESS MEETING
Approximate meeting time: 3 hours

MONDAY, JUNE 1, 2020 PUBLIC HEARING 2:00 P.M. to 5:00 P.M.

Due to the international outbreak of novel coronavirus (COVID-19), the City of Gunnison is holding Gunnison City Council meetings in-person and remotely. The public may attend Public Hearings and Regular and Special Sessions remotely. The City is holding meetings remotely to follow social distancing and event guidelines. Registration to engage with this meeting is required. Click [Gunnison City Council Public Hearing](#) to register and access the public hearing.

I. Presiding Officer Reopen the Public Hearing Call: (silent roll call by City Clerk):

II. Public Hearing

Please see the e-packet for the public hearing format. The City of Gunnison is asking concerned citizens to submit their comments in writing for the scheduled Public Hearing by 12:00 pm on Monday, June 1, 2020 or to attend the public hearing virtually. Written comments will be read into the record during the hearings.

A. Public Hearing for Gunnison Rising PUD Development Standards

Background: The purpose of this public hearing is to receive input on the merits of a Major Change to a PUD application, ZA 20-1, to revise zoning designations and amend the Gunnison Rising PUD Development Standards. This continued hearing is to review the existing Annexation Agreement and to discuss Affordable Housing and Land Dedications as they relate to Gunnison Rising.

Due to the large size of the Gunnison Rising PUD file, it is available online:

[Gunnison Rising Application Materials](#)

Staff contact: Community Development Director Anton Sinkewich

Estimated Time: 3 hours

III. City Manager Report

IV. Meeting Adjournment

The City Council Meetings agenda is subject to change. The City Manager and City Attorney reports may include administrative items not listed. Regular Meetings and Special Meetings are recorded and action can be taken. Minutes are posted at City Hall and on the City website at www.gunnisonco.gov. Discussion Sessions are recorded; however, minutes are not produced. For further information, contact the City Clerk's office at 970.641.8140. **TO COMPLY WITH ADA REGULATIONS, PEOPLE WITH SPECIAL NEEDS ARE REQUESTED TO CONTACT THE CITY CLERK 24 HOURS BEFORE ALL MEETINGS AT 970.641.8140.**

PUBLIC HEARING FORMAT
Monday, June 1, 2020, 2:00 P.M.
Council Chambers, City Hall
201 West Virginia Avenue, Gunnison, Colorado
and remote access

I. Open Public Hearing

Mayor will state the date, time, location and members of Council and Staff in attendance. City Council, City Clerk, Finance Director, City Manager, and the City Attorney, Community Development Director and Senior Planner.

II. State Reason for Public Hearing

The purpose of this public hearing is to receive input on the merits of a Major Change to a PUD application, ZA 20-1, to revise zoning designations and amend the Gunnison Rising PUD Development Standards. This continued hearing is to review the existing Annexation Agreement and to discuss Affordable Housing and Land Dedications as they relate to Gunnison Rising.

III. Proof of Publication: City Clerk. This hearing is a continuation from May 26, 2020. The date and time of today's public hearing was established May 26, 2020 and was properly notified on the City bulletin boards and the website.

IV. City Staff/Applicant Comment/Recommendation

V. Public Comment

Anyone wishing to comment please step up to the microphone and sign the sign-up sheet for the record.

VI. Enter any letters received from the public into the record.

VII. Continue Public Hearing

If there are no further comments, the public hearing will be continued.



TO: City Council
FROM: Anton Sinkewich, Community Development Director
DATE: May 29, 2020
RE: ZA 20-1 Gunnison Rising - Major Change to a PUD

1. PURPOSE

The Major Change to a PUD public hearing was opened on March 24, 2020 and an overview of Gunnison Rising was presented to City Council. The public hearing was continued to April 28th, May 12th and May 26th, and will be continued for public comment and discussion until Council is ready to take action. Discussion and review to date has included the overall Zoning Plan, the PUD Standards, focusing on land use and dimensional and design standards and infrastructure, the transportation plan, project phasing, and Gunnison Sage Grouse endangered species management.

Discussion at the June 1st hearing will include the following:

- Review of Highpoints of Existing Annexation Agreement
- Overview presentation on Gunnison Valley affordable housing issues
- Land dedication and affordable housing strategy

2. DISCUSSION ITEMS

A. Annexation Agreement

The purpose of the Annexation Agreement is to clearly articulate the responsibilities of the Developer or “Annexor” and the City. The existing Annexation Agreement does not articulate specific requirements for affordable housing and assumes the Developer will pay for all public improvements. In addition, there is a Real Estate Transfer Fee that was created in this Annexation Agreement which is a 1.5% fee placed on the sale of all real estate in Gunnison Rising. This fee can be used for paying for municipal purposes as determined by the city. It also implies that the revenue generated from this fee could be used outside of the Gunnison Rising development. The applicant is proposing to exclusively dedicate these funds toward public infrastructure within the property. Additionally, the Applicant is requesting a Good Faith City statement to secure \$7 million in funds for public infrastructure. Per the Applicant: “This effort is primarily, but not exclusively, defined as committing meaningful staff time to preparing

and pursuing grants and loans from local, regional, state and federal sources. Many of these available grants are not eligible for private parties and require a public entity as applicant. In addition to project-specific funds, the City will also seek out, where feasible, funds to reimburse, supplement or offset private expenditure on public infrastructure.”

B. Affordable Housing

A presentation on affordable housing is provided here: [Community / Affordable Housing Presentation by Williford Housing](#). No deed restricted housing was specifically proposed in the existing approved annexation agreement, however it is stated in section 8.9 Housing:

The City and Annexor agree that the Property shall be subject to any Affordable Housing Ordinance that is adopted by the City and applied on a uniform basis throughout the City on the same basis as all other properties within the City boundaries.

The City of Gunnison does not have specific policy currently on affordable housing requirements.

Examples of how other communities require affordable housing include:

- 1) Land Dedication for Affordable Housing
- 2) Requiring a certain percentage of deed restricted housing to be created as part of an overall development. Examples of a percentage requirement vary greatly and can include as much as 80% on the high end, and as little as 1-2% on the low end, depending on local economic realities and priorities. A commonly seen range is 10 – 20%.
- 3) Housing requirements can also be created to accommodate a percentage of employees generated from commercial development to be housed on the site.

The applicant is currently proposing a land dedication strategy to accommodate 200 units as deed restricted affordable.

- 100 units at 80% or less of Area Median Income (AMI), and
- 100 units at 80-120% AMI.

Achieving 200 units varies by zone district based on allowable density. The dedication could include some combination of these zones but will not exceed acreage necessary to achieve 200 units.

- Main Street Zone: 5 acres (40 units/acre - apartments)
- Missing Middle Zone: 6.5 acres (30 units/acre - small apartment buildings or townhomes)
- Traditional Neighborhood: 10 acres (20 units/acre - townhomes, duplex/triplex/fourplex, small lot detached)

C. Land Dedication

The current Annexation Agreement includes the following land dedication requirements:

- 2 Acres for Emergency Services
- 10 Acres for School
- 1.10 Acres for Cemetery
- 62 Acres for Open Space
- 17.4 Acres for Public Park
- Trail Easements consistent with Parks & Trails Masterplan (25 ft wide)
- Park & Ride Facility
- 2 Acres for Public Works
- 5 Acres for Snow Storage
- (Housing as discussed above)

The proposed land dedications by the applicant include change in process- summarized from the [Annexation Agreement Proposed Changes](#) presentation:

LAND DEDICATION	CURRENT AGREEMENT	PROPOSED PHASE 1 CHANGE
Emergency services facility Section 8.1	Two (2) acre site in the Industrial Modified (IM) zoning district in location shown on PUD zoning map	A single two (2) acre site in one of the areas designated for <u>either</u> an emergency services or public works facility as shown on the Public Works or Emergency Services Facility Site Options Map.
Public works facility Section 8.8	Two (2) acre site in the Industrial Modified (IM) zoning district in location shown on PUD zoning map	
Snow storage Section 8.8	Five (5) acres for snow storage, in location shown on PUD zoning map	No dedication required
School facility Section 8.2	Ten (10) acre site in the R2-M zone	Ten (10) acres of land anywhere in School Facility Site Options map and consistent with siting criteria.
Open space Section 8.4	62 acres total	A minimum of 100 acres total, not including public parks, in the Open Space (O) zone.
Public parks Section 8.5	17.4 acres as shown on the location in PUD plan map	Compliance with minimum size, proximity, and facility requirements per Section 4.5 of the PUD Development Standards.

3. PROPOSED NEXT STEPS

A critical next step is to receive a Fiscal Impact Analysis. The Fiscal Impact Analysis from the original application can be found here: [Gunnison Rising Fiscal Impact Report \(2008\)](#) . The Fiscal Impact Analysis is critical for the final stage of determining how much public revenue would the project generate and the additional cost the development would generate for the City. For example adding lane miles of road and simply adding more people to the community will generate new cost for the City, County, and School District along with other governmental entities. Those costs should be offset by additional incremental revenue (i.e. sales and property tax). Also having a Fiscal Impact Analysis should help facilitate a discussion on funding public benefits. When a Fiscal Impact Analysis is submitted to the City and reviewed by City staff, we believe we can relatively quickly discuss the final deal points of the annexation agreement.

4. NEW AND HISTORICAL MATERIALS FOR GUNNISON RISING

The following reference materials are provided below as hot links for the Council and the Public to reference both new materials submitted by the applicant and historical documents that are part of the current PUD.

A. Additional Materials for the June 1st meeting

Please follow the links below to review these advance materials before our June 1st meeting:

- [Community / Affordable Housing Presentation by Williford Housing](#)
- [Annexation Agreement Proposed Changes](#)
- [Gunnison Rising Annexation Agreement](#)
- [Gunnison Rising Annexation Agreement Supplement](#)

B. Other useful materials related to the current PUD Amendment

Gunnison Rising Major Change to a PUD Application Links:

[May 26, 2020 Presentation to City Council](#)

[May 12, 2020 Presentation to City Council](#)

[April 28, 2020 Presentation to City Council](#)

- [Community / Affordable Housing Presentation by Williford Housing](#)
- [Annexation Agreement Proposed Changes](#)

[Updated Materials - Compiled for Public Hearing at City Council meeting on 03.24.2020](#)

Compiled Application Materials

Major Change to a PUD, ZA 20-1. Application materials dated January 16, 2020:

- [Application Form](#)
- [Written Statement](#)
- [Proposed Development Standards](#)
- [Appendix A - Site Vicinity Map](#)
- [Appendix B - Survey and Topo Map](#) (From original PUD, dated 2009)
- [Appendix C - Illustrated Conceptual Plan](#)
- [Appendix D - Zoning Districts Plan](#)
- [Appendix E - Street Network Plan & Cross-Sections](#)
- [Appendix F - Parks, Open Space, Trails Plan](#)
- [Appendix G - Public Facilities Plan](#)
- [Appendix H - Stormwater Management Master Plan](#) (From original PUD, dated 2013)
- [Appendix I - Wastewater Capacity Studies](#)
- [Appendix J - Electric Service Expansion Study](#)
- [Appendix K - Traffic Impact Analyses](#) (From original PUD, dated 2006)
- [Appendix L - Preliminary Geotechnical Investigation](#) (From original PUD, dated 2008)
- [Appendix M - Wetlands Map](#) (From original PUD, dated 2009)
- [Appendix N - Aviation Easement](#) (From original PUD, dated 2009)
- [Appendix O - Xeriscape Requirements & Plant List](#)
- [Appendix P - Gunnison Rising CCRs](#)
- [Appendix Q - Letter from Colorado Division of Wildlife](#) (From original PUD, dated 2009)
- [Appendix R - City of Gunnison Municipal Code](#) (References the City's Code)

- [Appendix S - Legal Descriptions](#) (From original PUD, dated 2009)

C. Original Gunnison Rising PUD Standards and Documents – **2009**:

- [Gunnison Rising PUD Development Standards](#)
- [Gunnison Rising Fiscal Impact Report \(2008\)](#)
- [Gunnison Rising Annexation Agreement](#)
- [Gunnison Rising Annexation Agreement Supplement](#)

5. ACTION REQUESTED OF COUNCIL

Continue ZA 20-1 Gunnison Rising, Major Change to a PUD, public hearing to a date and time certain.