

**GUNNISON COUNTY PLANNING COMMISSION  
REGULAR MEETING MINUTES  
Thursday- May 19, 2022**

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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 Daniels	Director of Community and Economic Development-
Vice-Chairperson-Andy Sovick	Cathie Pagano
Commissioner-Matt Schwartz	Senior Planner – Rachel Sabbato
Commissioner-Fred Niederer	Building/EH Official- Crystal Lambert
Commissioner- Julie Baca	Planner/ Manager of Administrative Services- Beth Baker
	Others present as listed in text

**Absent:** Commissioner Beth Appleton

**ZOOM:** Commissioner Julie Baca

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With a quorum present Chairperson Daniels opened the May 19, 2022 regular meeting of the Planning Commission.

Moved by Schwartz seconded by Niederer to approve Planning Commission meeting minutes, dated May 5, 2022. The motion passed unanimously.

Unscheduled citizens: None

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**Dietrich- Berms LUC-21-00043** ; The Gunnison County Planning Commission conducted public hearing. They reviewed the applicant’s request to haul material from other job sites in the Gunnison valley to process and screen materials to construct topsoil for 27,318 square feet of berms located on the northern and eastern (Highway side) of the property where an existing residence is located. When the berms are thoroughly shaped they will be eight to twelve feet tall covered with the screened topsoil and then will be seeded and fully revegetated. Located -45.6 acres in Sections 27 &34, T14S, R85W, County of Gunnison; AKA 20143 Highway 135, Crested Butte, Co.

With a quorum present Chairperson Daniels opened the public hearing.

Manager of Administrative Services Baker confirmed adequate public notice. The staff had the notice published in the CB News and the Gunnison Country Times and the applicant submitted the certified mailing receipts and the proof of posting.

Applicant Rask Dietrich briefly explained they are hauling dirt to create berms, which will diminish the noise and visual impacts from Highway 135. He has submitted a berm plan. Top soil is hauled in and screened to get rid of all the rocks. That soil is used to cover the berms.

Daniels asked if all landscaping would be planted by winter. Dietrich said he hopes to get the trees in the spring of 2023. Then he will seed and revegetate before winter 2023. Planner Sabbato said she would include the dates in the landscaping agreement. Neiderer agreed trees have a better chance of survival planted in the spring.

The planning commission, applicant and staff reviewed the draft decision.

Daniels closed the public hearing.

Moved by Baca seconded by Niederer to approve LUC-21-00043, construction of berms, as amended. The motion passed unanimously.

#### **PROJECT DESCRIPTION:**

The applicant, Rask Dietrich, is requesting to haul material from other job sites in the Gunnison valley to process and screen materials to prepare topsoil for 33,329 square feet of berms located on the northern and eastern (Highway side) of the property where an existing residence is located. When the berms are thoroughly shaped they will be eight to twelve feet tall covered with the screened topsoil and will be seeded and fully revegetated.

Located in Sections 27 & 34, Township14S, Range 85W 45.6 acres, County of Gunnison;  
20143 Highway 135, Crested Butte, Colorado.

#### **IMPACT CLASSIFICATION:**

The project, by definition, is a Minor Impact pursuant to **Section 6-102: I. Clearing of More Than 7500 Sq. Ft of Land** not related to activities permitted by a building permit, an OWTS permit or Access Permit or an agricultural operation requires a Minor Impact Land Use change. Additionally, per **Section 9-400: Projects Classified as Minor Impact Projects B. LAND USE CHANGE PERMITS REQUIRED**. All applicants for exploration, mining operations or processing of construction materials shall obtain a permit for a Minor or Major Impact Project as provided in Article 6: Minor Impact Projects and Article 7: Major Impact Projects unless specifically exempted, or unless such activities are regulated pursuant to the Gunnison County Special Development Projects Regulations.

#### **SUBMITTED DOCUMENTATION:**

- Copy of Minor Impact application dated August 13, 2021, LUC-21-00043
- Referral Comments
- A stamped plan titled "Berm Landscaping, Drainage and Erosion Control Plan" dated 3/27/22 by NCW & Associates.
- Gunnison County Reclamation Permit dated April 15, 2021.

#### **MEETING DATES:**

The Planning Commission held work sessions and public hearings to discuss the application on the following dates:

- April 21, 2022                      Work session
- May 19, 2022                        Public Hearing

**SITE VISIT:**

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The Planning Commission determined that a site visit was not necessary.

**PUBLIC HEARING:**

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The Planning Commission conducted a public hearing on May 19, 2022. No comments were received during the public notice period from March 22 to April 12, 2022.

**REVIEW AGENCY REFERRAL COMMENTS:**

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A copy of the complete application was sent via electronic mail on March 22, 2022 to the following agencies:

- Gunnison County Public Works, Marlene Crosby/Sparky Casebolt
- Crested Butte Fire Protection District, Ric Ems
- Colorado Parks and Wildlife, Philip Gurule

Comments from the agencies are noted in the applicable sections below.

**COMPLIANCE WITH APPLICABLE SECTIONS OF THE GUNNISON COUNTY LAND USE RESOLUTION:**

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**Section 6-102:I. Clearing Of More Than 7,500 Sq. Ft. Of Land.** *Clearing of more than 7,500 sq. ft. of land not related to activities permitted by a Building Permit, an ISDS Permit, or Access Permit, or an agricultural operation.*

Applicable. Process and screen materials to construct topsoil for 33,329 square feet of berms. A reclamation permit has been issued April 15, 2021.

**Section 9-200: Special Residential Uses.**

Not applicable. No special residential uses are proposed.

**Section 9-300: Commercial and Industrial Uses.**

Not applicable. No commercial or industrial uses are proposed.

**E: Design Standards for Light Industrial Uses.**

Not applicable. No light industrial uses are proposed.

**Section 9-400: B. Land Use Change Permits Required.** *All applicants for exploration, mining operations or processing of construction materials shall obtain a permit for a Minor or Major Impact Project as provided in Article 6: Minor Impact Projects and Article 7: Major Impact Projects unless specifically exempted, or unless such activities are regulated pursuant to the Gunnison County Special Development Projects Regulations.*

Yes applicable. As defined in the *Land Use Resolution* construction materials processing means any activities associated with the extraction, storage or preparation of construction materials for use, including but not limited to, crushing, screening, washing, slabbing, polishing, grinding, concrete or asphalt preparation, batching or recycling, or other such action. Applicant is proposing to process and screen materials to construct topsoil for 33,329 square feet of berms.

**Section 9-403: E. Information Submittals for Minor and Major Impact Projects, Items 1-19.**

Yes applicable.

1. **Identification of mineral or construction material.** No material will be excavated.
2. **Mining operations plan.** There will be no extraction, rock crusher, asphalt plant or cement batch plant. Attached is a plan that shows where import material will be placed as landscaping berms. There will be a temporary stock pile of screened topsoil of approximately 15 feet in height.
3. **Restoration and reclamation plan.** See the reclamation plan. The drms does not require a permit.
4. **Topography.** The existing and proposed topography is shown on the reclamation plan.
5. **Vegetation.** Existing vegetation consists of native grasses. The proposed vegetation will consist of spruce trees, shrubs and native grasses.
6. **Estimated costs.** \$50,000, a Development Improvements Agreement will secure a financial surety/bond until the vegetation is established.
7. **Storm water management plan.** A storm water management plan is not required. The area of disturbance is less than one acre. Silt fences and or erosion control logs will be placed downhill of the work site. There are no areas of concentrated flow in the work area.
8. **Emission control plan.** The erosion control is shown on the reclamation plan and consists of silt fence and/or erosion control logs placed around the downhill edge of the disturbed area.
9. **Dust control plan.** The plan is to build the berms as quickly as possible, revegetate as soon as possible and to not move material when winds are above 20 mph.
10. **Access and transportation plan.**
  - a) **Identification of proposed haul route(s).** The route to the project site is from state highway 135 through an existing access gate. It is estimated that there will be one mobilization in and one mobilization out. There is no pit.
  - b) **Alternative transportation modes.** There are no reasonable alternative modes of transportation.
  - c) **Employee transportation.** The traffic impact of this project will not adversely impact public infrastructure.
11. **Hours of operation.** The proposed hours of operation are between 7 a.m. And 7 p.m. Monday through Saturday.
12. **Environmental impact mitigations.**

The operation is temporary. The noise will be similar to home construction activities except for it being a shorter time frame. The topsoil screening operation is over 700 feet to the nearest residential house on the same side of the highway and over 400 feet to the closest

residential unit across Highway 135 in Riverland industrial park. Operations will be stopped when winds are in excess of 20 mph.

13. **Impacts to water quality.** The project is not near any bodies of water. Silt fence and/or erosion control logs will be placed along the downhill edge of the project as shown on the erosion control plan.
14. **Fire protection plan.** Other than normal construction vehicles and machines there are no flammable materials stored on site.
15. **Cultural survey.** A cultural survey was not prepared. The site is 70 feet from the edge of highway 135 and is on undisturbed ground.
16. **Visual impact assessment.** The construction of the berms will be visible from highway 135. The final berms will be at a height that will screen the majority of the highway and highway noise from the property. The berms will not be of a height that will impact visual resources.
17. **Blasting license.** There will be no blasting on the site.
18. **Water supply.** The only water that will be used is to water the vegetation identified on the landscaping plan until they are established. The grass areas will be mulched and will not require watering. Water will come from an offsite source.
19. **Future land uses.** The site will remain residential.

#### **Section 9-404:D. Setbacks.1:a-k Setbacks for Construction Materials Processing Operations**

Yes, applicable.

##### **1. Setbacks for construction materials processing operations.**

**a. Centerline of public road.** This is a temporary operation and the setback to the topsoil screen is located approximately 300 feet from the centerline of highway 135.

**b. Standards for temporary gravel operations for a specific road project.** There is no gravel extraction or processing as part of this project.

**1. Project adjacent to improvement project.** There is no extraction of materials on the site.

**2. Temporary.** The berms will be planted and mulched within 3 months of the completion of the berms.

**3. Written agreement with road jurisdiction.** An access permit is existing

**4. Landscaping.** The berms are landscaped berms.

**c. No storage within setbacks.** Machines will be stored more than 140 feet from the centerline of highway 135.

**d. Water body.** All the topsoil screening is over 100 feet (250 feet) from a water body.

- e. **Federally designated wilderness areas, national parks or recreation areas, public parks, federal lands campgrounds.** The topsoil screening is over 1000 feet from the above sites.
- f. **Dedicated open space or conservation easements.** The topsoil screening is over 125 feet from the above sites.
- g. **Residential structures.** The topsoil screening is over 125 (400 feet) feet from the closest residential structure
  - 1. **Crusher, asphalt/batch plant further limited.** There will be no crusher, asphalt or batch plant on the site.
- h. **Public and civic buildings.** The topsoil screening is over 1000 feet from the above sites.
- i. **Cemetery.** The topsoil screening is over 300 feet from the above site.
- j. **Sensitive wildlife habitat.** A wildlife map generated from the county gis map is included and shows that the property is in a “low and none” area. No comments were received from Colorado Parks and Wildlife.
- k. **Adjacent property, irrigation ditch or road right of way.** The topsoil screening is over 30 feet from the above.

**Section 10-102: *Locational Standards for Residential Development.***

Not applicable. Residential development is not proposed.

**Section 10-103: *Residential Density.***

Not applicable. Residential development is not proposed.

**Section 10-104: *Locational standards for commercial, industrial or other non-residential uses.*** Not applicable. No commercial, industrial or other non-residential uses are proposed.

**Section 11-103: *Development in Areas Subject to Flood Hazards.***

Not applicable. The proposed development is not subject to flood hazards according to Gunnison County mapping.

**Section 11-104: *Development in Areas Subject to Geologic Hazards.***

Not applicable. The proposed development is not subject to geologic hazards according to Gunnison County mapping.

**Section 11-105: *Development in Areas Subject to Wildfire Hazards.***

Not Applicable. The proposed development is not subject to wildfire hazards according to Gunnison County mapping.

**Section 11-106: *Protection of Wildlife Habitat Areas.***

Applicable. The proposed development is subject to wildlife habitat areas according to Gunnison County mapping. No comments were received from Colorado Parks and Wildlife.

**Section 11-107: *Protection of Water Quality.***

Not applicable. The proposed development is not within or near any water bodies.

**Section 11-109: *Development That Affects Agricultural Lands.***

Not applicable. The proposed development will not affect agricultural land.

**Section 12-103: *Road System.***

Applicable. A CDOT State Highway Access Permit and a public works access are already in place for the existing house. Ed Casebolt of Gunnison County Public Works stated, "My concern about this berm like most berms is the trees always die. I feel like a drip system is necessary to ensure the trees live." A financial surety or bond (Landscaping Improvement Agreement) will be tied to the landscaping plan until the new vegetation is established.

**Section 12-104: *Public Trails.***

Not applicable, not requested as part of this application.

**Section 12-105: *Water Supply.***

Not applicable, not requested as part of this application.

**Section 12-106: *Sewage Disposal/Wastewater Treatment.***

Not applicable, not requested as part of this application.

**Section 12-107: *Fire Protection.***

Applicable. A referral request was sent to Crested Butte Fire Protection District. Ric Ems from CB Fire stated in an email March 28, 2022, "We have no issues with the Dietrich proposal."

**Section 13-102: B: *Location within municipal three-mile plan area.***

Not Applicable. This proposal is not located within a municipal three-mile plan area.

**Section 13-103: *General Site Plan Standards and Lot Measurements.***

Applicable. This application complies with standards in this section as illustrated on the stamped plan titled "Berm Landscaping, Drainage and Erosion Control Plan" dated 3/27/22 by NCW & Associates.

**Section 13-104: *Setbacks from Property Lines and Road Rights-of-Way.***

Applicable. This application complies with standards in this section as illustrated on the stamped plan titled "Berm Landscaping, Drainage and Erosion Control Plan" dated 3/27/22 by NCW & Associates.

**Section 13-111: *Landscaping and Buffering.***

Applicable. A stamped plan titled "Berm Landscaping, Drainage and Erosion Control Plan" dated 3/27/22 by NCW & Associates was submitted. Applicant's response, "We will be using a (Certified weed free) native grass and wildflower hydro mulch to cover the berms. There are also trees shown on the plan we are planting prior to hydromulch. We plan on using a temp irrigation system and a water truck to ensure the growth of the seed and trees. The estimated cost of the mulch

and the trees exceeds \$60,000. There is no slash or debris that needs to be removed. A reclamation permit was obtained prior to any hauling or work. A financial surety or bond (Landscaping Improvement Agreement) will be completed for the landscaping plan.

**Section 13-112: *Snow storage.***

Not applicable, not requested as part of this application.

**Section 13-113: *Fencing***

Not applicable, not requested as part of this application.

**Section 13-114: *Exterior Lighting.***

Not applicable, not requested as part of this application.

**Section 13-115: *Reclamation And Noxious Weed Control.***

Applicable. A Reclamation permit was applied for at Gunnison County Public Works for a project described as “berms at entrance with a total square footage of 33,329 on May 5, 2021”.

**Section 13-116: *Grading And Erosion Control.***

Applicable. A plan titled “Site Plan, Grading and Erosion Control Plan” dated 12/17/19 by NCW & Associates was submitted. Dust control plan includes building the berms as quickly as possible, revegetate as soon as possible and to not move material when winds are above 20 mph.

**Section 13-117: *Drainage, Construction And Post-Construction Stormwater Runoff.***

Applicable. A stamped plan titled “Berm Landscaping, Drainage and Erosion Control Plan” dated 3/27/22 by NCW & Associates was submitted. Applicant states, “Plan shows drainage and storm water run off with arrows. We are not disturbing over 1 acre so a storm water discharge permit is not required. Runoff from this project does not exceed the level of runoff that occurred before construction.”

**Section 13-118: *Water Impoundments.***

Not applicable. No water impoundments are proposed in this development.

**Section 13-119: *Standards to Ensure Compatible Uses.***

The proposed land use change shall be designed, constructed, and maintained in a manner that will not adversely affect the character and tranquility of nearby residential or public use areas.

**FINDINGS:**

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The Gunnison County Planning Commission finds that:

1. This project is classified as a Minor Impact.
2. This application is consistent with the standards and requirements of this *Resolution*.
3. This is an existing residence with driveway and other barn type structures.
4. A reclamation permit was issued April 15, 2021.
5. No sewer or water is required for this application.

6. More topsoil is required for constructing the berms, it will need to be processed and screened to further shape and complete the berms.
7. The berms will be fully shaped before winter and revegetated by winter 2023. The berms were intentionally created with a more natural slope to mimic natural topography and moisture retention. Water trucks will be utilized to establish the vegetation.

This review and decision incorporates, but is not limited to, all the documentation submitted to the County and included within the Community Development file relative to this application; including all exhibits, references and documents as included therein.

## **DECISION:**

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The Gunnison County Planning Commission, having considered the submitted plan, site observations and public testimony, has reached the above Findings and recommends that LUC-21-00043 be classified as a Minor Impact, and be approved with the following conditions:

1. This permit is limited to activities described within the "Project Description" of this application, and as depicted on the Plan submitted as part of this application. Expansion or change of this use will require either an application for amendment of this permit, or submittal of an application for a new permit, in compliance with applicable requirements of the *Gunnison County Land Use Resolution*.
2. This approval is founded on each individual requirement. Should the applicant successfully challenge any such finding or requirement, this approval is null and void.
3. The project shall comply with *Section 9-400: Exploration, Extraction And Processing Of Minerals And Construction Materials*.
4. The dust control plan includes building the berms as quickly as possible and to not move material when winds are above 20 mph. Hydromulch shall be applied for the landscaping plan before winter 2023.
5. Construction and revegetation of the berms shall be conducted between 7 a.m. and 7 p.m. Monday through Saturday.
6. A Landscaping Improvement Agreement shall be executed to ensure the establishment of vegetation on the stamped plan titled "Berm Landscaping, Drainage and Erosion Control Plan" dated 3/27/22 by NCW & Associates.
7. This permit may be revoked or suspended if Gunnison County determines that any material fact set forth herein or represented by the applicant was false or misleading, or that the applicant failed to disclose facts necessary to make any such fact not misleading.
8. The removal or material alteration of any physical feature of the property (geological, topographical or vegetative) relied on herein to mitigate a possible conflict shall require a new or amended land use change permit.
9. Approval of this use is based upon the facts presented and implies no approval of similar use in the same or different location and/or with different impacts on the environment and community. Any such future application shall be reviewed and evaluated, subject to its compliance with current regulations, and its impact to the County.

**Wildfire Urban Interface and Building Codes:** The Gunnison County Planning Commission conducted a work session to discuss County wildfire policy recommendations.

With a quorum present Chairperson Daniels opened the work session.

Building/ Environmental Health Official Crystal Lambert said the session would be focused the defensible space issues, specifically in the Wildfire Urban Interface (WUI) code and the existing *Gunnison County Land Use Resolution (LUR)* code.

The meeting was attended by:

- Crested Butte Fire- Chris Carver, Ric Ems and Sean Caffrey
- Gunnison Fire- Hugo Ferchau
- Co. State Forest Service, Gunnison Field Office- Mike Tarantino
- US Forest Service-Taylor Reeves, and David Carr
- West Region Fire- Jamie Gomez
- Gunnison County Emergency Management- Scott Morrill

Director of Community Development Cathie Pagano noted *LUR Section 11-105: Development in Areas Subject to Wildfire Hazards*, calls for the inclusion of defensible space. Vegetation plans etc. are not mandated at all times. The staff relies on comments from the Co. State Forest Service. She added wildfire risk is prevalent in the entire county.

Lambert mentioned the natural ability of Aspen trees to protect/ mitigate against wildfire. She said the code would provide provisions for home, life and property safety. The fire protection requirements in the WUI code encourage the applicant to work with fire professional partners to include mitigation measures to meet the WUI code standards.

Gomez explained West Region refers also to Region 10; Gunnison, Delta, Montrose, and San Miguel counties. They work with stakeholder groups outreach including education, mitigation, etc. They also work with community development staff to help with developing codes like the WUI code. They have been supportive of the efforts of the Planning Commission (PC), and Board of County Commissioners (BOCC) to help Gunnison County be more prepared for wildfire. Ensuring new development is more adapted to wildfire is a positive direction for the county. He described site work and vegetation mitigation methods. They have a forester and grant agreement specialist on staff to work with private land owners, and homeowners' associations (HOA) in coordination with Co. State Forest Service, National Forest Foundation, emergency management and fire protection districts. Gomez said they discuss home hardening and other fire mitigation techniques. They provide forestry services to plan out projects. They work to secure grant funding as financial incentive to get the work done. Their goal is to assist through the process, both planning and implementation. The funding is focused on vegetation management, tree thinning, pruning, and brush control. There is no funding for home hardening for existing homes. The Federal Emergency Management Agency (FEMA) is starting to fund that type of work in some areas of the country. Some of West Region's work is slated to begin in Quartz Creek, with about 90 plus acres of treatment across 17 different home owners.

Gomez explained they recommend a five-foot hardened zone surrounding the home. Ferchau noted ornamental vegetation are ladder fuels. He pointed out a tree fire burns intensely and very quickly, and a structure fire burns for longer periods of time.

The State Forest Service has often recommended vegetation management practices. Many of the fires have traveled across the crowns of the trees.

Pagano said it is a challenge to build programming capacity. She recommended working with fire professionals for one on one education. The application could contract with a third party at a cost to the applicant. One would either comply with code or have a plan designed by a professional.

She added part of our reviews are parcels in high wild fire areas that are near a water body. There should be built in water quality protection.

Pagano noted West Region is the entity set up to work with individual land owners.

Niederer asked about implementation of regulations with existing structures. Pagano said there would be outreach, and education. Ems recommended also working with the realtors and Homeowners associations.

Ems pointed out the insurance companies help with regulations and enforcement, they receive a lot of calls when policy holders are renewing their policies.

Daniels suggested contractor licensing could include some education. Pagano said it is in place and happening.

The work session was closed at 11:10 a.m.

The next work session will be conducted June 16, 2022.

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**Casa Rio- house over 5,000 sq. ft. -LUC-22-00012:** The Gunnison County Planning Commission conducted a work session, to discuss the applicant's request to construct a residence larger than 5,000 sq. ft. per Section 6-102 B of the Gunnison County Land Use Resolution. The structure will be approximately 5,383 sq. ft. of living space and approximately 736 sq. ft. of garage

With a quorum present Chairperson Daniels opened the work session.

The applicants were represented by architect Dan Murphy and attorney Kendall Burgemeister.

Burgemeister introduced the project with a brief overview. It is an application for a residence over 5,000 sq. ft. He shared his ZOOM screen, with an aerial photo. The building envelope was defined. The utilities will be buried underground. Visibility will be minimized with siding and natural vegetation. The house will be located at the edge of the timber. The vegetation along the river bank will help screen the house, as well as existing buildings. It will only be visible for a brief period of time, when driving by. The house will be approximately 2,000 ft. from the ranch and 3,000 to 4,000 feet coming around the highway curves. The house adheres to the Wilder standards and was done before the size limitation was approved by the county. The house on lot one is over 5,100 sq. ft, close to lot 21 and lot 12 there are 5,200 sq. ft. houses of similar design and scale. He illustrated where the house would be visible from Taylor Canyon Rd.

Murphy provided the architectural drawings. He said the house was designed before the rules changed. The house is going to be visibly unobtrusive. The neighbors have been contacted and a site issue was mitigated. They have done both wildfire and wildlife mitigation. They had taken out some dead trees. The roof will be dark brown metal, there will be natural stone around the bottom of the structure. The middle of the back of the house can be seen from the road. The perspective from two different points illustrates the house is not very visible and a section of the structure was lowered. They have written design approval from the association and the closet neighbor.

Planner Sabato reviewed the staff report, pointing out *Section 13-105 residential building sizes* was satisfied. The owners have moved the house to the east and imbedded some of the structure into the ground. The trees on the river were left in place, except the fallen dead. All the utilities will be installed underground.

*Section 11-106 protection of wildlife* habitat areas was satisfied. The Colorado Parks and Wildlife (CPW) provided comments. They noted it is a migration corridor. Moving the house to the east helps, but it is in sensitive wildlife habitat area. The applicant provided responses, that were forwarded to the CPW. CPW had no further concerns. They added dogs are required to be kenneled while outside.

Commissioner Schwartz said now that the building has been moved to the east, the visual impact has been mitigated. Commissioners Sovick and Neiderer agreed the screening is sufficient. They noted CPW's wildlife comments were a concern. It is a significant wildlife corridor. Sabato has had conversations with the owners. Daniels agreed the screening was adequate.

The commissioners agreed a site visit was not necessary.

The planning commission directed staff to schedule a public hearing and draft a decision of approval for review.

The work session was closed at 11:45 a.m.

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The May 29, 2022 Planning Commission meeting was adjourned at 11:50 a.m.

/S/ Beth Baker  
Gunnison County Community and Economic Development