

**GUNNISON COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
Thursday, March 2, 2023**

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 were:

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| Vice-Chairperson-Andy Sovick | Assistant County Manager Com Dev- Cathie Pagano |
| Commissioner-Matt Schwartz | Director of Planning- Hilary Seminick |
| Commissioner-Fred Niederer | Senior Planner – Rachel Sabbato |
| Commissioner- Julie Baca | Planner-Sean Pope |
| Commissioner- Annie Beall | Planner/ Manager of Administrative Services- Beth Baker |
| Commissioner- Eric Phillips | Others present as listed in text |

With a quorum present Vice- Chairperson Sovick opened the March 2, 2023 regular meeting of the Planning Commission.

Moved by Schwartz seconded by Beall to approve the Planning Commission meeting minutes, dated February 2, 2023, as presented. The motion passed unanimously.

Gunnison County & City of Gunnison Three Mile Plan Update: The Gunnison County Planning Commission attended a presentation of the Draft Planning Influences Memo, key findings, and proposed land use subareas with consultants- Houseal Lavigne Associates.

With a quorum present Vice-Chairperson Sovick opened the work session.

Consultants Houseal Lavigne Associates- Josh Koonce, Charlie Hogan, and Trisha Parks were present on Zoom for a review of the Planning Commission memo, dated March 1, 2023, referencing the Gunnison Subarea Master Plan. The Planning influences and Preliminary Land Use Framework.

ACM Pagano explained the City of Gunnison’s 2020 Comprehensive Plan identified development opportunities outside the City of Gunnison’s boundaries. Colorado State statute requires the City and County of Gunnison to work together on Three-Mile planning. Consultants Houseal Lavigne Associates were hired to develop a plan. The primary concern is what the land will look like outside the city boundaries; the northern City limits to the Gunnison River and the Western City limits going from the Whitewater Park to County Rd. 18.

Consultant Koonce presented a recap of Planning Influences and Land Use Framework subarea master plan and three-mile plan., described in the memo. He noted the memo reviewed today was the first deliverable. He added the community outreach has included meeting with people across five meetings, online outreach, a website. 384 postcards sent out to owners in the area, and a survey.

Koonce said the next steps will include a joint City Council, Planning Commission meeting in person, on March 21, 2023, at the Community Library. At that time, they will review the memorandum, and discuss opportunities, and catalyst sites. What the community wants to see in the subareas is the primary issue. There will also be a Community Public Open House conducted, the evening of March 21, 2023. He added the online outreach continues, with the use of Map Social, and an online questionnaire. The end result will be the actual Three-Mile Planning and following that, updates to the *Gunnison County Land Use Resolution*. It is an iterative

process. Subareas and Three-Mile Plan will go through adoption and then LUR updates will take approximately a year.

Sovick closed the work session at 10:20 A. M.

The March 2, 2023 meeting of the Planning Commission was adjourned at 10:25 A.M.

/s/ Beth Baker

Gunnison County Community and Economic Development
Planner/ Manager of Administrative Services