

**GUNNISON COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
Thursday, January 18, 2024**

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-Andy Sovick	Director of Community and Economic Development-
Commissioner-Fred Niederer	Cathie Pagano
Commissioner- Julie Baca	Director of Planning- Hilary Seminick
Alt. Commissioner- Eric Phillips	Planner-Rachel Blondy
BOCC – Liz Smith	Planning Technician – Jena Greene
BOCC – Laura Daniels	Others present as listed in text

Absent: Vice-Chairperson- Roland Mason, Commissioner Matt Schwartz, Alt. Commissioner Annie Beal, BOCC – Jonathan Houck

Recused: Matt Schwartz

Zoom: Julie Bacca, Fred Niederer, Eric Phillips

Chairperson Sovick seated alternate Planning Commission member, Eric Phillips. With a quorum present Chairperson Sovick opened the January 18, 2024, regular meeting of the Planning Commission at 8:57 am.

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Moved by Bacca seconded by Phillips to approve Planning Commission meeting minutes, dated January 4, 2024. The motion passed unanimously.

Niederer added a comment to add after the minutes were approved, noting that Schwartz recused himself from the hearing for Elk Ranch Homestead Subdivision, in addition to being absent.

Moved by Niederer seconded by Phillips to approve Planning Commission meeting minutes, dated January 4, 2024, with the correction that Commissioner Schwartz was recused in addition to be absent. The motion passed unanimously.

9:02 am: Continued Joint Public Hearing: LUC-22-00052 Minor Impact Review: Elk Ranch Homestead Subdivision

With a quorum present Chairperson Sovick opened the joint public hearing. Applicant Bobette Sylvester-McCarroll attended on Zoom her, attorney Jacob With attended in person.

No Planning Commissioners or BOCC members present noted any ex parte communication or needed to recuse themselves.

Staff Presentation: Seminick noted that this was continued public hearing for a subdivision application. Noted that the pre-annexation agreement with the City of Gunnison, and that a preliminary purchase amount had been agreed upon by both parties for the purchase of the right of way area. The draft recommendation agreement was included in the packet, and an amendment had been added by Seminick since distribution including the addition of a development improvement agreement.

Applicant Presentation: With didn't have anything to add. Sylvester McCarroll added that Gunnison City Council would review the agreement that had been reached with the city Manager, and that they, the applicants, still had the ability to tie into County Sewer.

Commissioner Questions/Comments: None.

Public Comment: None.

Chairperson Sovick closed the public hearing.

The planning commission reviewed the draft recommendation prepared by planning director Seminick. There were no questions or comments for the draft recommendation. Seminick noted that the recommendations were all standards for recommendations from staff, and that there were

Chairperson Sovick entertained a motion to.

Moved by Bacca to approve the recommendation as presented. Seconded by Niederer. Motion passed unanimously in support.

Seminick explained that the next steps for this application was for it to be reviewed at the next BOCC meeting.

Meeting adjourned by Sovick at 9:16 am.