

**GUNNISON COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
Thursday, March 20, 2025**

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- Roland Mason Vice-Chairperson- Eric Phillips Commissioner- Julie Baca Commissioner- Fred Niederer Alt. Commissioner Sean Patrick BOCC- Jonathan Houck BOCC- Liz Smith BOCC- Laura Puckett Daniels	Director of Planning- Hilary Seminick Planner-Rachel Blondy Planning Technician – Caroline Danielson Others present as listed in text
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Absent: Bill Barvitski, Catherine McBreen

Recused:

Zoom: Fred Niederer, Julie Baca

With a quorum present Chairperson Mason opened the March 20, 2025 regular meeting of the Planning Commission at 8:48 am.

Moved by Baca, seconded by Phillips to approve Planning Commission meeting minutes, dated March 6, 2025. The motion passed unanimously in support.

Staff announcements/ miscellaneous:

Staff reminded Planning Commission of the role of alternate members to the Planning Commission, noting that they are not voting members unless seated. Staff reminded Planning Commission of the shifted April schedule, with meetings scheduled for April 10, 2025 and April 24, 2025.

Joint Public Hearing: LUC-24-00053 | Dunbar Family Partnership Minor Impact

A subdivision of 111.505 acres south of Gunnison, into a 102.6 acre and a 7.31 acre parcel.

Confirmation of Adequate Public Notice

Blondy confirmed adequate public notice was given.

Applicant Presentation

Ostmeyer provided an overview of the proposed subdivision.

Staff Comments

Blondy noted that the Fairway Ln easement is not called out on the proposed subdivision, which explains why the 102.6 acres and 7.31 acres parcels do not add up to the total 111.505 acres of the current parcel. She noted that in the event of future development, they would be able to tie into Dos Rios Sewer and Water. She noted that both tracts would be able to build 2 single family residences as long as LUR standards were met.

Planning Commission Questions

Daniels confirmed that the smaller tract has agricultural structures, but no residential structures.

Public Comments

Dave Taylor, owner of KOA: Expressed support.

Jeff Wilkinson, neighbor: Expressed support.

Kelsey Oden, neighbor: Expressed support.

Steve Westbay, neighbor: Expressed support. Noted concerns about access by Fairway Ln in the event of further subdivision.

Mason closed public comment at 9:13AM.

Applicant Response

Applicant noted that future access is already being contemplated.

Staff Response

Staff noted that access for future subdivisions would not be contemplated at this time as it is not pertinent to the current application. Daniels summarized, stating that Dunbar will still own 102.6 acres, accessed by Fairway Ln. She noted that if they wanted to further subdivide, they may need to come up with additional access including potential easement through neighboring parcels. Phillips inquired about a public comment submitted online regarding buffer zones. Blondy confirmed that future use would need to abide by the LUR setbacks.

Hildreth: wife of current lessee; provided comment regarding access of the neighboring parcel.

Next Steps

PC discussed the draft decision document. No questions, changes, or edits were proposed.

Moved by Baca, seconded by Phillips to approve the draft decision document. The motion passed unanimously in support.

Moved by Baca, seconded by Phillips to close the public hearing. The motion carried unanimously in support.

Work Session: LUC-24-00010 | Horowitz Ridgeline Vantage Minor Impact

The Applicants, Matanya and Kelsey Horowitz, represented by David Gross General Contractors, request a Ridgeline Vantage review for a proposed single family residence and a

1,713 sq. Ft. detached secondary residence on Lot 15, Trappers Crossing at Wildcat, AKA 265 Saddle Ridge Rd. Crested Butte.

Applicant Presentation

Horowitz provided an overview of the proposed project. He noted the updated easement from neighboring parcel to allow for road design that meets fire department requirements.

Staff Comments

n/a

Planning Commission Questions

Phillips inquired about the lighting plan, applicant responded that they will follow lighting regulations with downward facing lights. Phillips noted appreciation of the design of the house. The applicant clarified that all CGS comments have been addressed. Phillips reiterated that lighting at night is a concern. Staff clarified that there is likely no other suitable building site to avoid ridgeline vantage. Mason noted that any additional building would have to come again before the planning commission. Planning Commission directed staff to set the public hearing and create a draft decision document.

Mason adjourned the meeting at 10:38 am.