

**GUNNISON COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
Thursday, April 10, 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:**

Vice-Chairperson - Eric Phillips Commissioner - Julie Baca Commissioner - Fred Niederer Commissioner - Bill Barvitski Alt. Commissioner - Sean Patrick	Director of Community and Economic Development - Cathie Pagano Director of Planning - Hilary Seminick Planner II – Rachael Blondy Planning Technician – Caroline Danielson Others present as listed in text
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Absent: Roland Mason, Catherine McBreen

Recused:

Zoom:

Vice-Chairperson Phillips seated alternate member, Sean Patrick. With a quorum present Vice-Chairperson Phillips opened the April 10, 2025 regular meeting of the Planning Commission at 8:47 a.m.

Moved by Baca, seconded by Niederer to approve Planning Commission meeting minutes, dated March 20, 2025. The motion passed unanimously in support.

Staff announcements/ miscellaneous:

Pagano noted that the April 24, 2025 Planning Commission Meeting is cancelled, with the next regularly scheduled meeting on May 1, 2025. Pagano noted that the Whetstone groundbreaking is scheduled for April 21, 2025 at 3PM.

Work Session: Gunnison Area Plan

Discussion of the proposed Gunnison Area Plan (GAP) with consultant Design Workshop.

Present: Jessica Garrow (Principal at Design Workshop, Lead Consultant), Anton Sinkewich (City of Gunnison Community Development Director), Andie Ruggera (City of Gunnison Senior Planner), Caree Musick (City of Gunnison Planner I), Robyn Zimmerman (Gunnison County Utilities Manager).

Pagano introduced the Planning Commission to the Gunnison Area Plan, highlighting the increased demand for development just outside of city limits. She outlined the age of the current Three Mile Plan and the goals of the GAP, explaining that Design Workshop has been working with the City and the County on this project and that it has been informed by community engagement.

Garrow reviewed the proposed Special Area Regulations (SAR), aimed at providing regulations for a specific geographic area. She noted that the SAR would modify or simplify the County LUR. Garrow provided an overview of the vision, including review requirements and notes based upon density of projects. She explained that the code focuses on housing creation, establishing an administrative review path and creating housing incentives. She clarified that a public hearing and BOCC direction would be included in the process of approving the GAP. Regarding timeline, it was noted that this plan would need to go into effect by January 1, 2028 due to state requirements.

Planning Commission discussed affordable housing requirements, cost limitations, density, and connection to utilities. Staff noted that the developer would be required to pay for utility extension at the current state.

Pagano mentioned that the Corridor Plan will be kicking off later this year, with the goals of focusing development where it makes sense. She explained that it could be important to the board to extend utilities, but that this is not currently a part of the plan. Garrow confirmed that in her experience the developer will not include affordable housing unless requirements exist.

Next Steps

Pagano added that this will be an ongoing discussion, and that the Planning Commission can expect another upcoming work session.

Work Session: County Attorney Training

Matt Hoyt provided training to the Planning Commission. Topics covered included the Colorado Open Meetings Law/Sunshine Law, ex parte communications, and conflicts of interest.

Phillips adjourned the meeting at 12:03 p.m.