

**GUNNISON COUNTY PLANNING COMMISSION  
REGULAR MEETING MINUTES  
Thursday, May 1, 2025**

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

**Recused:**

**Zoom:** Catherine McBreen, Eric Phillips

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With a quorum present Chairperson Mason opened the May 1, 2025 regular meeting of the Planning Commission at 8:48 am.

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**Moved by** Baca, seconded by Philips to approve Planning Commission meeting minutes, dated April 10, 2025. The motion passed unanimously in support.

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Unscheduled Citizens:  
None

Staff announcements/ miscellaneous:

Staff announced that the June 19<sup>th</sup> Planning Commission meeting to be rescheduled due to the holiday. Staff noted that they would confirm a new date at the following PC Meeting.

Pagano notified the PC of the upcoming open house on Gunnison Area Plan on May 6<sup>th</sup> from 3-6PM.

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**Public Hearing: LUC-24-00010 | Horowitz Ridgeline Vantage Minor Impact**

The Applicants, Mantanya and Kelsey Horowitz, represented by David Gross General Contractors, request a Ridgeline Vantage review for a proposed single-family residence on Lot 15, Trappers Crossing at Wildcat, AKA 265 Saddle Ridge Rd. Crested Butte.

Confirmation of Adequate Public Notice

Seminick confirmed that adequate public notice was given.

Applicant Presentation

Horowitz provided a summary of the proposed project, noting that there were no material updates since the previous work session.

#### Staff Comments

Seminick noted that a draft decision/recommendation document was included as a part of the packet materials.

#### Planning Commission Questions

The Planning Commission discussed screening. Mason confirmed that this application includes only one residence. Niederer inquired with applicant on comfortability with including screening covenants in the approval. The applicant noted that they are comfortable with including covenants.

#### Public Comments

None.

Seminick summarized a public comment received by the applicant's neighbor on April 28<sup>th</sup>, which expressed support for the project.

Mason closed public comment at 9:19am.

#### Applicant Response

None.

#### Staff Response

None.

#### Next Steps

**Moved by** Baca, seconded by Niederer to close the public hearing. The motion passed unanimously in support.

Seminick reviewed the draft decision document.

**Moved by** Niederer, seconded by Baca to approve decision document as amended. The motion passed unanimously in support.

### **Work Session: LUC-23-00009 | Weber Ridgeline Vantage Minor Impact**

The applicant is requesting a Ridgeline Vantage review for a proposed single-family residence located on Lot 18, Trappers Crossing at Wildcat, accessed by Saddle Ridge Rd, Crested Butte

#### Staff Comments

Seminick provided an overview of the application, noting the location, modified access to address a tension crack noted in the CGS review, and limited building site options due to a constrained lot.

### Applicant Presentation

Cowherd provided information on the proposed project, describing the positioning of the house set to face Whetstone rather than town. He noted that he believes the proposed building site to be well hidden. He noted that they will address structural designs brought up in the geotechnical study.

Mattes-Ritz provided additional detail, noting that this application process began in 2023, further geotechnical investigation has been completed since original CGS review, and the fire department has approved driveway access. He explained that vegetation screens the build site.

### Planning Commission Questions

Mason expressed concerns with reflective roofs and visible lights at night, inquiring about design plans for roofing material and lights. Cowherd noted that all proposed windows and interior lighting would be ground floor. He noted that there will be solar panels and that the roof will be a muted darker earth tone grey.

Patrick inquired about the possibility of receiving samples of roof colors to determine reflectivity. Mason noted that newer solar panels are less reflective, requesting that the applicant find the lowest reflective solar panel type possible. The group discussed site location.

Phillips inquired with the applicant on comfortability with including protective covenants for screening. Mason noted that these covenants would guarantee that trees will not be cut down. The applicant expressed that he is comfortable with including these covenants, noting that there would be thinning to ensure compliance with WUI codes.

### Next Steps

Group discussed if there was a need for a site visit, Patrick expressed that he would like to set up a site visit with Staff.

Planning Commission directed staff to schedule a public hearing with a draft decision document.

### **Work Session: CO DOLA Training**

KC McFerson from the Colorado Department of Local Affairs provided a training for the Planning Commission. Topics covered included planning authority, roles and responsibilities, long range planning and implementation, effective meetings and decision making, and legal and ethical issues.

Meeting Adjourned at 11:58am.