

**GUNNISON COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
Thursday, May 15, 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 - Fred Niederer Commissioner - Bill Barvitski Commissioner - Julie Baca Alt. Commissioner - Sean Patrick	Director of Community and Economic Development-Cathie Pagano Director of Planning- Hilary Seminick Planner-Rachel Blondy Planning Technician – Caroline Danielson Others present as listed in text
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Absent: Catherine McBreen

Recused: Bill Barvitski- LUC-23-00032 only

Zoom: Eric Phillips

With a quorum present, Chairperson Mason opened the May 15, 2025 regular meeting of the Planning Commission at 8:46 am. Mason noted that Barvitski would be recusing himself from LUC-23-00032.

Moved by Niederer, seconded by Phillips, to approve Planning Commission meeting minutes, dated May 1, 2025. The motion passed unanimously in support.

Staff announcements:

Seminick inquired about the Commission’s availability to reschedule the June 19th Planning Commission Meeting to June 12th. She also inquired about rescheduling the July 3rd Planning Commission Meeting to July 10th. Barvitski confirmed availability on June 12th. The remaining members confirmed availability for both dates.

Work Session: LUC-24-00062 | GCEA Solar Array Minor Impact

GCEA requested to contract with PowerField Energy, a solar development firm to install a 4-acre solar array for use as a community solar garden.

Applicant Presentation

Applicant, Feier, provided a summary of the proposed solar array. He noted that the panels would be ground-mounted, fixed-tilt. The proposed location would be adjacent to the existing substation.

Staff Comments

Seminick confirmed location of proposed site.

Planning Commission Questions

Planning Commission discussed the location of the proposed array and the mount type. Barvitski inquired about reflectivity of the array. Bond noted that solar panels are designed to absorb the sun, not reflect. Phillips inquired about the open space on the site plan. Feier noted the space is reserved for a potential future use, though specifics are currently unknown. Phillips inquired about fencing. Feier noted that fencing requirements are typically determined by the insurance provider and suggested 7-foot CPW wildlife-exclusionary fencing. Staff recommended that if Commission directed staff to schedule a public hearing, they should direct staff to work with the insurance agent and applicant to create fence conditions. Mason inquired about the construction timeline and the lifespan of solar array. Feier noted construction is estimated to be ~3 months and that the array should be commercially viable for 30 years. Group discussed buffering requirements, noting that vegetation may not be the most appropriate given water usage.

Next Steps

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

Work Session: LUC-23-00032 | Discount Storage Major Impact- Preliminary Plan

The property owner and applicant, Centennial Storage Partners, LLC, requested an expansion of commercial use to allow for approximately 115 outdoor vehicular storage spaces adjacent to the existing Discount Storage at 1825 State Highway 135, Gunnison, CO. The request would increase outdoor vehicle storage units from 134 to 249 spaces.

Mason noted that Barvitski had recused himself from this agenda item, and that a quorum still exists.

Applicant Presentation

The applicant stated that nothing had changed since the last meeting and mentioned that a variance request had been submitted.

Staff Comments

Staff clarified that only the Board of Adjustment (BOA) can make decisions on variance requests. Baca clarified action items for this meeting. San Filippo-Rosser clarified that the Planning Commission would not be deciding on the variance request, that the preliminary plan is in front of the Commission.

Planning Commission Questions

Mason noted that what they have before them is adequate to move forward, expressing that the maintenance easement addressed concerns. Noted that there is no issue with fencing. Group expressed comfort with combining the preliminary and final plan.

Next Steps

Planning Commission directed staff to schedule a joint BOA/BOCC/PC public hearing with a draft decision document.

Work Session: Gunnison Area Plan

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

Pagano provided updates on the Gunnison Area Plan, stating that the May 6th open house did not raise significant public concerns.

Applicant Presentation

Garrow provided a summary of the Gunnison Area Plan (GAP), noting project goals, Special Area Regulations, and the areas identified within the GAP. She provided updates to the plan, including the introduction of required deed restricted housing in the Urban Transition Area.

Pagano noted that there are no agreements to put in a water line at this time. Group discussed pre-annexation exemption for a development of four or fewer lots in the North Urban Transition Area, Garrow clarified that there are currently no minimum lot size requirements. Niederer asked about minimum square footage requirements, Garrow explained that the planning profession is moving away from minimum square footages. Group discussed connection to utilities, transparency requirements, snow shed, egress, downspouts, parking requirements and parks.

Next Steps

Planning Commission requested another work session.

Meeting adjourned at 11:55 a.m.