

**GUNNISON COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
Thursday, June 5, 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 – Julie Baca Commissioner Bill Barvitski Alt. Commissioner- Catherine McBreen Alt. Commissioner Sean Patrick	Director of Planning - Hillary Seminick Planner - Rachael Blondy Planning Technician – Caroline Danielson Others present as listed in text
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Absent:

Recused:

Zoom: Mason, Phillips, McBreen

With a quorum present Chairperson Mason opened the June 5, 2025 regular meeting of the Planning Commission at 8:46 am.

Moved by Barvitski, seconded by Phillips to approve Planning Commission meeting minutes, dated May 15, 2025. The motion passed unanimously in support.

Staff announcements/Miscellaneous:
Group discussed the upcoming meeting schedule.

Public Hearing: LUC-23-00009 | Weber Ridgeline Vantage Minor Impact

The applicant has requested 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.

Confirmation of Adequate Public Notice

Seminick confirmed that adequate public notice was given.

Applicant Presentation

Cowherd provided an update to the proposed project, including the addition of a protective covenant to ensure, in perpetuity, the existence and replacement of the natural vegetation on the applicant’s property used for screening.

Staff Comments

Seminick noted that the protective covenant had been reviewed by the County Attorney’s Office and staff, and that it was acceptable to the County. She also noted that the site visit that

occurred on May 13, 2025 highlighted the prominent geologic features and made it evident that the proposed building site was well screened from the ridgeline vantage. Seminick noted that a draft decision document had been included in the packet for consideration.

Planning Commission Questions

None.

Public Comments

None.

Commission Response

Phillips expressed appreciation of the addition of the protective covenant. Group discussed roof color, solar panel reflectivity, and solar panel frames. Applicant noted that solar panels are not designed to be reflective, and would only appear reflective if looking from above.

Next Steps

Seminick reviewed the draft decision document.

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

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

Public Hearing: 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.

Confirmation of Adequate Public Notice

Blondy confirmed that adequate public notice was given.

Applicant Presentation

Feier summarized the proposed solar array on CR 17 adjacent to existing substation. He noted that the array had been designed to meet 50 ft setbacks from property lines.

Planning Commission Questions

Phillips inquired about the change of array location since the prior work session. Feier noted that the array had been shifted to the north in order to meet 50 ft setbacks and parking requirements. Barvitski inquired about the proposed fencing. Applicant explained that they are planning on installing a 6ft high wildlife exclusionary fence with three strands of barbed wire, making it 7ft in total. He noted that CPW requested that they install flagging around the fence for birds.

Public Comments

Mason opened public comment at 9:38 am.

Dustin Cadwell – neighbor directly to the west, inquired about screening/fencing or the solar array.

Jeff Delaney – represents Gunnison County Planet Crisis Coalition- expressed support of this project and efforts to increase green energy in the valley.

Shay Percival – neighbor directly to the west, expressed concerns with project's potential to disrupt their view of Gunnison. Noted concerns with productivity of the array in the winter months, location of project in neighborhood, and lack of member awareness of proposed project.

Mason closed public comment.

Applicant Response

Noted water needs of landscaping buffer. Explained that with the 50 ft setbacks, and the panels being only 26 inches off the ground, he believes the existing sagebrush would provide buffer. Mason inquired about the contour of the property. Barvitski inquired about concerns regarding snowfall. Feier noted that the property is fairly flat. He explained that this property was chosen due to proximity to substation, lack of snowfall compared to other areas in the valley, limitations of other properties due to sage grouse habitat, profitability of irrigated lands, and conservation easements. He explained that while there would be some loss of solar production in the winter due to snowfall, this had been factored into the cost analysis.

Dustin Cadwell – Expressed disbelief in productivity of system with snowfall.

Mason reiterated that annual snowfall was factored into calculations for productivity.

Baca expressed appreciation for the proposed fence design.

Staff Response

Blondy noted that the draft decision document includes that the removal of sagebrush within the 50 ft setbacks would require additional application.

Next Steps

Blondy summarized the draft decision document. Seminick recommended adding additional condition noting protection of vegetation within the 50 ft setback, with the exception of access roads.

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

Moved by Barvitski, seconded by Baca to approve LUC-24-00062 as amended. The motion passed unanimously in support.

Meeting adjourned at 10:13 AM.