

**GUNNISON COUNTY PLANNING COMMISSION  
SPECIAL MEETING MINUTES  
Thursday, July 1, 2025**

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The Gunnison County Planning Commission conducted a special meeting in the Planning Commission Meeting Room in the Blackstock Government Center, 221 N. Wisconsin, Gunnison, Co. and on Zoom **Present:**

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| Chairperson - Roland Mason<br>Vice-Chairperson - Eric Phillips<br>Commissioner - Julie Baca<br>Commissioner - Fred Niederer<br>Commissioner - Bill Barvitski<br>Alt. Commissioner - Sean Patrick<br><br>BOCC - Jonathan Houck<br>BOCC - Liz Smith<br>BOCC - Laura Puckett Daniels | Director of Community and Economic Development - Cathie Pagano<br>Director of Planning - Hillary Seminick<br>Planner - Rachael Blondy<br>Planning Technician – Caroline Danielson<br><br>City of Gunnison Community Development Director Anton Sinkewich<br>City of Gunnison Senior Planner Andie Ruggera<br>City of Gunnison Planner I Caree Musick<br>City of Gunnison City Manager Amanda Wilson<br>City of Gunnison City Attorney Kathy Fogo<br>City of Gunnison Mayor Diego Plata<br>City of Gunnison Mayor Pro-Tem Marisela Ballesteros<br>City of Gunnison Councilor Scott Frasier<br>City of Gunnison Councilor Jim Gelwicks<br><br>Others present as listed in text |
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**Absent:** McBreen

**Recused:**

**Zoom:** Mason, Phillips

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With a quorum present Chairperson Mason opened the July 1, 2025 special meeting of the Planning Commission at 3:05 p.m.

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**Moved by** Baca, seconded by Barvitski to approve Planning Commission meeting minutes, dated June 5, 2025. The motion passed unanimously in support.

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Staff announcements/ miscellaneous:

Staff reminded the Planning Commission of the upcoming meeting schedule.

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## **Joint Work Session: Gunnison Area Plan**

Discussion of the proposed Gunnison Area Plan with Gunnison County Planning Commission, Gunnison County Board of Commissioners, and City of Gunnison City Council.

### **Applicant Presentation**

Pagano provided an overview of the Gunnison Area Plan and the Special Area Regulations, including goals of these documents. She noted that the Special Area Regulations do not cover the entirety of the area within three miles of city limits. These regulations aim to focus planning efforts on high demand areas and those that could be served by city utilities. Sinkewich highlighted the different areas outlined in this plan (Urban Growth Area, North Urban Transition Area, South Urban Transition Area, Rural Transition Area, and Rural Area).

He expanded, explaining that areas that fall within the “City Urban Growth Boundary” (UGB) would be eligible for annexation, and that zoning would be required upon annexation. Puckett Daniels inquired about the rationale for proposed zoning designations. Sinkewich explained that these were based upon existing uses and surrounding uses. Seminick expanded, noting that proposed zoning designations also considered conditions that may make an area less suitable for dense development, such as floodplains and wetlands.

Wilson provided an example of how pre-annexation agreements could work, including agreements surrounding extension of utilities.

Puckett Daniels inquired about recent wildlife tools for planning. Pagano noted that this tool had been introduced more recently than this planning process, but that CPW had been a part of the conversation. Puckett Daniels suggested overlaying new planning tools over the plan map.

Seminick reviewed the Special Area Regulations, explaining that these regulations would not be managed by the City, but only by the County.

Group discussed the 4 lot exemption, utility connection, and density requirements.

Puckett Daniels suggested staff provide a list of items requiring feedback to give the group time to dive deeper into the regulations prior to providing guidance.

Group agreed upon scheduling an additional work session on July 10, 2025 to continue the discussion.

Phillips adjourned meeting at 5:09pm.