

**GUNNISON COUNTY PLANNING COMMISSION  
REGULAR MEETING MINUTES  
Thursday, July 10, 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 - Sean Patrick	Director of Community and Economic Development - Cathie Pagano Director of Planning - Hillary Seminick Planner II - Rachael Blondy Planner I – Caroline Danielson
BOCC - Jonathan Houck BOCC - Liz Smith BOCC - Laura Puckett Daniels	City of Gunnison – Anton Sinkewich  Others present as listed in text

**Absent:** Barvitski, McBreen

**Recused:**

**Zoom:** Phillips, Baca

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With a quorum present Chairperson Mason opened the July 10, 2025 regular meeting of the Planning Commission at 8:46 am.

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

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Staff announcements/ miscellaneous:

n/a

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**Work Session: SG-25-00001 | Gunnison Area Plan Special Area Regulations**

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

Seminick noted that per recommendation by the group, the consultant team had started moving forward with the Gunnison Area Plan draft. She explained that this meeting was scheduled to continue the discussion surrounding the Special Area Regulations (SAR), specifically exemptions based upon unit quantity, density requirements, development incentives, and utility connection requirements.

Staff summarized that they received generally positive feedback from the boards regarding exemptions for single family residences. Noted that the exemptions for four or fewer units could potentially create a loophole in the regulations.

Group discussed the proliferation of wells and septic systems, and how this could impact City of Gunnison water. They also discussed the end goal of housing, and how these exemptions may not align. Puckett Daniels noted that this plan is not the end, and that further infrastructure planning would need to occur after adopting this plan. Phillips noted that he was comfortable with removing the 4-unit exemption. Mason, Patrick, and Baca agreed. Pagano clarified that these regulations would still allow someone to build a Single-Family Residence.

Niederer inquired about how density potential was identified. Seminick explained that the City calculated this based upon how many units could currently be served, and how many units could be served upon infrastructure improvements. She clarified that the pre-annexation agreements would exist to help determine what connection would look like. Sinkewich further explained that the utility study that was performed assumed an average of 12.5 dwelling units/acre, assuming not every parcel will be developed to maximum allowed density.

Houck inquired about existing projects that are in progress, and what impact they could have on this plan. Sinkewich explained that there is not a hierarchy of service areas, and that having this plan in place would put the jurisdictions in a good place to seek grant funding for further infrastructure improvements. Pagano noted that determining a timeline for utility extension would not be possible at that time, and that finalizing the plan would be the first step in determining next steps.

Group discussed density, Pagano outlined the deed restriction requirements based upon density.

Niederer expressed general support for these restrictions, but inquired about building height. Group discussed maximum building heights, maximum square footages for lot sizes, the requirement to build to the setback line, and sidewalk requirements. Group agreed that 9,000 sf seemed appropriate.

Group discussed development incentives, which included increased maximum height allowances and parking requirements.

Group agreed that they were ready to schedule a public hearing. Pagano notified the group of the public hearing scheduled for August 7, 2025 at the courthouse.

Mason adjourned the meeting at 11:24AM.