

**GUNNISON COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
Thursday, July 17, 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 - Julie Baca Commissioner - Fred Niederer Commissioner - Bill Barvitski Alt. Commissioner - Catherine McBreen Alt. Commissioner - Sean Patrick BOCC/BOA - Jonathan Houck BOCC/BOA - Liz Smith BOCC/BOA - Laura Puckett Daniels BOA – John O’Neal	Director of Community and Economic Development - Cathie Pagano Director of Planning - Hillary Seminick Planner II - Rachael Blondy Planner I – Caroline Danielson Others present as listed in text
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Absent: Brookhart (BOA)

Recused: Tocke (BOA), Barvitski (from LUC-23-00032 only)

Zoom: Niederer

With a quorum present Chairperson Mason opened the July 17, 2025 regular meeting of the Planning Commission at 8:47 am.

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

Staff announcements/ miscellaneous:

Seminick reminded the board of the upcoming August 7th Joint Public Hearing for the Gunnison Area Plan Special Area Plan Regulations to be held at the courthouse.

Joint Public Hearing- BOA, PC, BOCC: LUC-23-00032 | Discount/Centennial Storage Major Impact Preliminary Plan

LPG 1825 HIGHWAY 135 LLC, DDCM 164 LUDLOW LLC (Applicant), represented by Centennial Storage Partners LLC, Law of the Rockies, and Michael O’Loughlin, Esq. of Schumacher & O’Loughlin, LLC, requested an expansion of an existing Commercial use and a setback variance to allow for an additional 115 outdoor vehicle storage spaces adjacent to the Discount Storage facility at 1825 State Highway 135, Gunnison, CO 81230, Parcel No. 3701-250-06-008 (Application). The request would increase outdoor vehicle storage units from 134 to 249 spaces. The proposal would not increase the approximate 21,000 sq. ft. of interior retail storage.

Mason noted that Barvitski and Tocke had recused themselves from the agenda item due to potential conflict of interest.

Seminick summarized the Major Impact Application process. She noted that there had been a change of ownership since the application submittal, but that the application had not changed otherwise.

Confirmation of Adequate Public Notice

Seminick confirmed that adequate public notice was given.

Applicant Presentation

O'Loughlin, representing the applicant, summarized the proposed project, noting that they had received support from the owner of the island residential parcel. He explained that the plat required some minor changes due to an ownership change. He explained that he believed that this project would support housing projects, and that the City of Gunnison expressed support for the project. Snyder, the previous owner, explained that affordable housing and storage tie hand in hand.

Planning Commission Questions

n/a

Public Comments

Kris Travis- Employee of Discount Storage, reflected upon daily calls from residents seeking parking storage. Expressed support for the project.

Elisa Quarry- Expressed support for the project.

John Suko- Part-owner of Discount Storage, explained that this project is needed for the community.

Mason closed the public comment period at 9:22 AM.

Staff Response

n/a

Board Response

Mason noted that previous concerns had been addressed in work sessions. Phillips noted that this project aligned with the 2019 policy directive. Mason requested to discuss the draft recommendation document.

Seminick reviewed the draft recommendation document. She explained that the conditions were consistent with those that had been in place since the sketch plan. Mason noted that the project was in the preliminary and final plan, and that the recommendation would go to the BOCC.

Moved by Phillips, seconded by McBreen, to approve the recommendation for LUC-23-00032. The motion carried unanimously in support.

Mason adjourned the BOCC from the meeting. Mason opened the BOA joint meeting with the Planning Commission.

Applicant presentation

Applicant summarized the setback variance request. He explained that complying with the 50 ft setback requirements would eliminate most of the proposed project.

Staff response

Seminick outlined the five standards of approval by the BOA. She noted that the applicant had provided responses which were integrated into the staff memo, and that a draft decision document was included in the packet.

Puckett Daniels inquired with staff about the 2018 application which was approved without the same setback requirements. She noted that all approvals include a condition outlining that approval does not imply future approval. Seminick responded that the staff report for LUC-18-00036 did not address the commercial setback standards the same way the current application had applied them.

San Filippo-Rosser noted that there was a litigation that was stayed pending the decision on the variance request.

Public Comment

None

Mason closed public comment at 9:43 AM.

Smith expressed comfort with moving forward.

Puckett Daniels requested a site plan. Seminick presented the site plan, explaining that the variance request was 2 feet from the property boundary. The applicant confirmed that the fence would be put at the 2 feet mark, so vehicles would not be parked to the property boundary.

Puckett Daniels inquired with the rest of the board on impacts to future development.

Smith noted that due to the size of the surrounding parcels, and the variance being consistent with what was already existing, she did not have problems moving forward with the application.

Houck expressed that if this parcel were a blank slate, the request would be different. He expressed that he saw the need for the additional parking storage, driven by housing projects. Expressed that he stood by the policy direction of 2019, and that the situation was unique.

O'Neal expressed support for the variance request.

Seminick reviewed the draft decision document.

Moved by Houck, seconded by Smith to approve the variance as presented with conditions written into the decision document. The vote carried unanimously in support.

Mason adjourned the BOA meeting.

Moved by Baca, seconded by Patrick to close the public hearing. The vote carried unanimously in support.

Planning Commission Work Session: LUC-25-00017 | CBMR Cell Tower Minor Impact

The Applicant, Crested Butte LLC, requested to install a wireless node, including 8'x14' equipment hut and 35' monopole for antennas, at the base of Crested Butte Mountain Resort.

Applicant Presentation

Diack summarized the proposal, explaining that the proposed wireless node was a part of a larger project, with 6 other nodes on USFS property. The other nodes were fully approved and permitted through the USFS. She explained that all carriers would be able to transmit from the nodes.

Planning Commission Questions

Baca inquired about the appearance of the project. Diack confirmed that it would be painted to blend in with the trees and would not be reflective. She noted the location being near the trees between the Red Lady and Silver Queen lifts.

Patrick inquired about the power source. Diack explained that it would be powered by underground power, no generators.

Mason inquired about the coverage, Diack explained that the intent of the project was to cover the entire ski-able area of the resort.

Blondy noted that the applicant had requested an impact classification reduction.

Moved by Baca, seconded by Patrick to reduce the impact classification. The vote carried unanimously in support.

Planning Commission Work Session: LUC-24-00013 | Coconut Holdings Minor Impact

The Applicant, Coconut Property Holdings LLC, represented by Wright Angle Construction, proposed a residence over 5,000 square feet on Lot 9, Wilder on the Taylor, commonly known as 874 Wildwater Way.

Staff Comments

Blondy summarized the project, stating that the structure was proposed at 5,338 square feet. She noted that if the garage was detached, it would not require a minor impact application, and that it was within 125 feet of the Taylor River. She explained that the applicant had worked to meet standards of LUR Section 11-107.

Baca inquired about the sight lines of adjacent property owners. Phillips noted that the neighboring parcel is a community property owned by every property owner in Wilder.

Blondy explained that the application was put on hold for HOA approval, and in the meantime had been significantly downsized.

Barvitski noted that the build site was well shielded from the road.

Mason noted that the application was not exempt from LUR Sections 11-107, 13-116, and 13-117. Blondy expressed comfort with the proposed drainage plan.

Mason expressed comfort with moving forward.

Seminick noted that silt fencing would be required regardless of the size due to the location being within 125 ft of a water body.

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

Planning Commission Work Session: LUC-24-00056 | Aspen Leaf Hunting Lodge Minor Impact

The Applicant requested a change of use to their existing hunting lodge from private to commercial.

Staff Comments

Blondy summarized the proposed project, explaining that the applicant was proposing 1 event per month in the summer months, and that the lodge was inaccessible in the winter months. She noted that hunting would occur on public land, but that no guiding services would be offered. She explained that the lodge was currently being used as employee housing, approved as a minor impact. She also noted that the applicant had put 994 acres into a conservation easement in 2024, and that the proposed use would not conflict with this easement.

Applicant Presentation

Applicant explained that commercial use would include lodging and food service, not guiding.

Planning Commission Questions

Phillips inquired about the frequency of events. The applicant confirmed that they would have up to 3 events/year, with a maximum of 1/month. He noted that they would host hunting camps in September and October.

Baca inquired about the location, applicant confirmed the lodge is about 2 hours from Montrose or Gunnison.

Barvitski inquired about the existing septic system, requesting confirmation that it is rated for the proposed use. The applicant noted that the system would be able to meet the proposed and existing uses, assuming a maximum attendance of 30 guests. The system was designed for commercial use and matched the proposal. Noted that the system had been reviewed by the Environmental Health Office. Blondy noted that Lambert had provided requirements of the approval, including monitoring water usage for at least 3 years.

Moved by Phillips, seconded by Baca to reduce the impact classification to Administrative Review. The vote carried unanimously in support.

Meeting Adjourned at 11:18 a.m.