

**GUNNISON COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
Thursday, August 7, 2025**

The Gunnison County Planning Commission conducted a regular meeting in the Board of County Commissioners Board Room at 200 E. Virginia Gunnison, CO and on Zoom **Present:**

Chairperson - Roland Mason Vice-Chairperson - Eric Phillips Commissioner - Julie Baca Commissioner - Bill Barvitski Alt. Commissioner - Catherine McBreen BOCC - Jonathan Houck BOCC - Liz Smith	Director of Community and Economic Development - Cathie Pagano Director of Planning - Hillary Seminick Planner II - Rachael Blondy City of Gunnison – Anton Sinkewich Others present as listed in text
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Absent: Niederer, Patrick, Puckett Daniels

Recused:

Zoom: McBreen, Smith

Mason seated alternate Planning Commission member McBreen. With a quorum present Chairperson Mason opened the August 7, 2025 regular meeting of the Planning Commission at 8:46 am.

Moved by Baca, seconded by Barvitski to approve Planning Commission meeting minutes, dated July 17, 2025. The motion passed unanimously in support with the insubstantial amendments as noted by Barvitski.

Joint Public Hearing: SG-25-00001 | Gunnison Area Plan Special Area Regulations

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

Staff Presentation

Pagano provided an overview of the Gunnison Area Plan and Special Area Regulations.

Planning Commission Questions

Mason requested clarification on how utility connection would work. Pagano clarified that generally wells and septic systems would not be permitted in the Urban Transition Areas, and that this would be discussed in a pre-annexation agreement. She noted that this is to protect City of Gunnison water supply, the City and County may contemplate extending water and sewer service to this area.

Mason opened public comment at 9:33 a.m.

Public Comments

Adam Ostmeyer – Represented landowner in the proposed South Urban Transition Area. Requested direction for landowners that are actively in the process of developing plans.

Donna Guerrieri – Expressed concern with what would occur to the land owned by the land trust. Group clarified that the Gunnison Area Plan is to create guidelines and guardrails for future development, and that the County is not looking to be the developer.

Peter Kupferpurd – Landowner near the Tall Texan, inquired about annexation requirements. Pagano clarified that this area would not be eligible for annexation.

Scott Arnold – Landowner on CR 11, inquired about plans for HWY 135 with expanded development. Pagano noted access control plan with CDOT regarding HWY 135.

Katie Smith – Inquired about annexation requirements, the definition of development, and outreach for this plan.

Erin Brubaker – Landowner in Rainbow Acres, inquired about the vision for this subdivision. Pagano clarified that it would be maintained as a SFR development.

John Guerrieri – Landowner north of Gunnison, inquired about the cost of sewer. Pagano clarified that nothing would change if they were to keep the property the same.

Carol Arnold – Landowner on CR 11, Inquired about sewer fees and connecting to City Water.

David Smith – Expressed concern with more development while properties within the City remain vacant. Inquired about the Colorado State Forest Service parcel. Pagano clarified that this property is owned by the Valley Housing Fund, and that they would need to annex to be put on city utilities.

Susan Teale – Inquired about Tomichi Heights. Pagano clarified that this area was not included in the plan given Gunnison Rising plans.

Patrick Plumley – Landowner in Riverwalk Estates, inquired about annexation requirements in the NUTA. Pagano noted that annexation would be eligible for parcels contiguous to the City boundary.

Pagano clarified that no one would be forced to annex. If the use of the property were to continue as is, there would be no need for annexation. If a vacant property in the Urban Growth Boundary were to develop, annexation would be required to obtain city utilities. In the Urban Transition Areas, development of SFRs would be permitted without annexation. If denser developments, a pre-annexation agreement would be required.

Sandra Cortner – Landowner on Snowflake Ln, inquired about opportunities to voice opposition to large developments and commercial developments. Pagano noted that public hearings would not be required if development met standards of the Special Area Regulations.

Gail Sovick – Landowner on CR 13, suggested a transition between dense development and Van Tuyl Ranch. Would like to see plan for trailheads, parking, and walking and bike paths along CR 13 and near Van Tuyl. Pagano noted that the City was working on the recreation master plan.

Steve Westbay – Landowner on Fairway Ln, suggested a focus on essential housing, expressed concern with HWY 50 travel. Pagano and Houck clarified that CDOT would be involved.

Dr Seth Nienhueser – Represents two properties on HWY 135. Inquired about deed restrictions.

Scott Arnold – Inquired about reducing the speed limit on HWY 135 from Garlic Mikes into town. Pagano noted that CDOT was changing their approach on how they change speed limits.

David Smith – Inquired about the open space in Van Tuyl Ranch. Sinkewich noted that residential and commercial developments were not allowed there.

Matt Feier – GCEA, Noted that they have large trucks at their facility in the SUTA.

Kaite Smith – Landowner on CR 13, inquired about annexation requirements.

Mason closed public comment at 10:39 a.m. Pagano responded to inquiries.

Phillips inquired about the transition between open space or low density and high density developments. Group clarified that there could be dense development adjacent to open space or low density.

Next Steps

Mason continued the public hearing to September 18, 2025 at 9 a.m. Noted that individuals may submit public comments prior to the meeting, and that there would be opportunity for public comment at the upcoming meeting.

Meeting Adjourned at 11:11 a.m.