

**GUNNISON COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
Thursday, August 21, 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 - Bill Barvitski 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 Planner Technician – Aidan McComas Others present as listed in text
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Absent: McBreen, Baca

Recused:

Zoom: Niederer

With a quorum present Chairperson Mason opened the August 21, 2025 regular meeting of the Planning Commission at 8:46 am. Mason seated alternate member Patrick as a voting member.

Moved by Phillips, seconded by Barvitski to approve Planning Commission meeting minutes, dated August 7, 2025. The motion passed unanimously in support with the insubstantial amendments as noted by Barvitski.

Staff announcements/ miscellaneous:

Staff announced the addition of Aidan McComas to staff as the new Planner Technician. Staff also noted September 4, 2025 and September 18, 2025 Planning Commission meetings were scheduled at the BOCC meeting room.

Public Hearing: LUC-24-00013 | Coconut Holdings LLC 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.

Confirmation of Adequate Public Notice

Blondy confirmed adequate public notice was given.

Applicant Presentation

Swerdlin, representing the applicant, provided an overview of the proposal. He noted that the proposal is for a single-family residence with an attached garage, with a proposed square footage just over 5,000 sq ft.

Staff Comments

Blondy noted the building site to be outside of the floodplain and reminded the group of the drainage plan and impact classification which were covered in the previous work session.

Planning Commission Questions

Mason commented on the elk migration corridor, with a pinch point south of the lot. He also noted that requiring the applicant to detach the garage to meet square footage maximums would create a greater impact.

Phillips noted the adequate screening.

Public Comments

None

Mason closed the public comment period at 9:06 a.m.

Staff Response

Blondy reviewed the draft decision document, noting the addition of the section for protection of water quality, the drainage plan, and silt fencing requirements. She noted that a reclamation permit would be required due to location in sage grouse habitat.

Next Steps

Moved by Barvitski, seconded by Patrick to approve LUC-24-00013. The motion carried unanimously in support.

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

Work Session: LUC-25-00021 | Henke Subdivision Minor Impact

Applicant requested to subdivide a 3.63-acre Lost Canyon parcel at 511 Roper Lane, Gunnison into two 1.81 acre lots.

Applicant Presentation

Eric Henke noted they hoped to subdivide the parcel so owners Eric and Earl could have their own properties, Eric wished to build a residence.

Evan Henke expanded, noting that the two partners purchased the lot to pursue dreams of building a residence and storage. He noted that the parcel was relatively flat, not located on a ridgeline, and had adequate access.

Staff Comments

Seminick summarized the application, providing context for the access component of the staff memo. She noted conditions of approval of the subject parcel, which included an annual bridge inspection. She also noted a comment from Public Works in 2019, which stated that the road would need to be widened with any new development. She reviewed the LUR locational standards for subdivisions.

Planning Commission Questions

Mason inquired about the total residential lots accessed by the bridge. Seminick provided an overview map of the area. Mason noted that this area is an outlier in the county where density had happened over time.

Phillips inquired about the breaking point.

Barvitski noted that his biggest concern was the shape of the bridge.

Hill (Gunnison County Public Works) noted that the 2019 comments were still valid and that the road would need to be widened to a consistent 22 feet wide.

Andy Clark (owner of several parcels accessed via the same road) noted that the road had been graded within the past year and that most of the road was 22 feet wide.

Barvitski inquired about the completion of required annual inspections of the bridge. Henke noted that annual inspections had been completed, though Hill had not seen them. Seminick noted that Public Works Director Martin Schmidt had not seen an inspection since 2019.

Mason inquired about the inspection requirement. Hill noted that the original requirement did not specify who was to complete the inspection.

Mason noted that emergency turnouts were required but did not exist. He explained that his main concern was the safety of the road and bridge. Barvitski agreed, noting that while the parcel was not adjacent to a population center, it did meet community character. Phillips and Patrick agreed. Niederer echoed what had been discussed.

Evan Henke expressed that he needed clear direction. He expressed confusion as to why this subdivision was the trigger for bringing the road up to current standards.

Seminick noted that this requirement was based in a resolution encumbered on this subdivision. She noted the need for a site visit by Public Works.

Mason requested a site visit.

Next Steps

A site visit was scheduled for October 2nd, to include Public Works.

Work Session: LUC-24-00008 | Treasure Mountain Ranch Minor Impact 2-4 Residential Units

Treasure Mountain Ranch, Inc. applied for a Minor Impact Land Use Change at 3881 Forest Service Road 314 to consolidate 16 parcels into 9, complete three boundary line adjustments,

and cluster new development, including four new residential structures (5,089 sq. ft.) and one maintenance barn (4,900 sq. ft.) within a 1.9-acre building envelope in the historic Crystal townsite.

Seminick provided context on the application, noting the impact classification and what was to be reviewed. She noted referrals to CGS and CAIC regarding the winter access through an avalanche corridor.

Applicant Presentation

Jacob With, representing the applicant, provided a summary of the application. He noted the additions of a maintenance barn, the discontinued use of the historic cabins, and the addition of cabins to relocate that use. He provided an overview of the area, noting the remote tourism and historic nature of the parcels. He noted potential future applications, but details were unknown at the time.

Staff Comments

Seminick noted that the decommissioned historic cabins were not on the development parcel.

Group clarified application requests, confirming the aggregate proposed square footage of 12,922 sq ft.

Barvitski clarified that there would be one septic system for the entire proposed development.

Mason inquired about multi-family developments vs commercial. Seminick noted that if the use were to change to commercial, the applicant would need to come back through for a Land Use Change.

Phillips inquired about the general store, applicant confirmed they would be retiring that use.

Phillips inquired about winter access. The applicant noted that the avalanche paths were mostly on the public road. He noted they historically had accessed the property 3-5 days per week via their FS easement. Seminick brought up concerns of increasing density of use in the winter.

Mason inquired about parking. Applicant noted they had purchased an additional property for parking.

With explained that the application would not increase the use.

Group discussed parking, signage, and people management.

Patrick and Phillips requested a site visit.

Patrick inquired about the mechanism of preserving the cabins. Applicant noted the intention to nominate the cabins for Gunnison County Register for Historic Preservation.

Mason noted the number of online attendees, expressing how impactful the application was for the community.

Applicant noted that they had letters of support from 2/3 of the families in the Town of Crystal.

Group planned a site visit for either September 16, 2025 or September 17, 2025.

Next Steps

Moved by Phillips, seconded by Barvitski to adjourn the meeting. The vote carried unanimously in support.

Meeting Adjourned at 11:21 am