

GUNNISON COUNTY PLANNING COMMISSION**PRELIMINARY AGENDA: FRIDAY, December 18, 2020****8:45 a.m.**

- **Call to order; determine quorum**
- **Approval of Minutes**
- **Unscheduled citizens:** A brief period in which the public is invited to make general comments or ask questions of the Commission or Planning Staff about items which are not scheduled on the day's agenda.

BUILDING OFFICIAL CRYTAL LAMBERT: work session to discuss energy code: specifically, air leakage testing.

ADJOURN

NOTE: Unless otherwise noted, all meetings are conducted by ZOOM meeting until further noticed. This is a preliminary agenda; agenda times may be changed up to 24 hours before the meeting date. If you are interested in a specific agenda item, you may want to call the Planning Department (641-0360) ahead of time to confirm its scheduled time. Anyone needing special accommodations may contact the Planning Department before the meeting.

**GUNNISON COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, December 18, 2020**

The Gunnison County Planning Commission conducted a regular meeting on the Zoom Meeting Platform.

Chairperson-AJ Cattles Vice-Chairperson-Jack Diani Commissioner-Vince Rogalski Commissioner-Diego Plata Commissioner-Laura Puckett Daniels Alternate Commissioner- Andy Sovick Alternate Commissioner- Scott Cox	Director of Community and Economic Development- Cathie Pagano Building Official- Crystal Lambert Senior Planner – Rachel Sabbato Senior Planner- Hillary Seminick Manager of Administrative Services- Beth Baker Others present as listed in text
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With a quorum present Chairperson Cattles opened the December 18, 2020 regular meeting of the Planning Commission.

Moved by Diani seconded by Rogalski to approve the Planning Commission meeting minutes of, October 16, 2020 as amended, the motion passed unanimously.

Building Official Crystal Lambert conducted a work session with the Gunnison County Planning Commission to discuss the County energy code, specifically blower door testing.

With a quorum present Chairperson Cattles opened the work session.

Lambert explained the local jurisdiction has been given the last three years to become familiar with the proposed regulations and testing. She noted Director of Sustainable Operation John Cattles provided County energy consumption information. Lambert said the BOCC Strategic Plan included ensuring a decline in energy consumption.

John Cattles said the older existing stock of homes in the County are far less efficient than in many other jurisdictions. The goal is to improve the trend in the new structures being built going forward. He noted buildings are the largest source of greenhouse gas.

Pagano reiterated we are charged with implementing the BOCC strategic plan.

AJ Cattles noted his concerns, including the need for an additional inspection, earlier in the building process. When the building is complete it is very difficult to address issues

found in a blower door test. If the issues are found earlier in the building process they are much easier to address.

Building Inspector Charlie Dominguez explained at the time of the frame inspection it is important to get an energy professional engaged.

John Cattles said the County has had some problems in the past, passing the air leakage testing. They found their problem was air leaks when there were common walls. They found a product to seal the gaps. the cost was less than \$1000 per unit. There are solutions in the market place.

AJ Cattles reiterated if addressed earlier it is less expensive. Pagano said increasing the number of inspections could cause a staffing challenge, but will be discussed.

Puckett-Daniels observed the County has been proactive for the past three years, allowing the building community to work with these regulations for the past three years. The building department may want to help the builders they know are struggling with the regulations. Lessons learned could be shared with the building community. There is growing knowledge which could be communicated. Lambert and Pagano agreed.

Cox asked if there was a difference between owner builders or professional builders. Lambert said the regulations apply to new homes regardless who builds them.

Builder Wouter vanTiel submitted comments concerning the use of passive solar. Lambert noted there are areas that do not have the opportunity to use passive solar.

Builder Roger Cesario agreed with AJ Cattles, inspections earlier in the process is better.

Sovick has spoken with blower door testers in other counties. This has been a requirement for a long time now. He asked about enforcement. When the builder can't reach a three, how is that handled? Lambert said they work with the builder to help them reach a solution.

John Cattles noted energy is cheap now, but that will change. Affordability includes the cost to operate the home. A high rate of energy consumption will become a financial burden.

AJ Cattles said a mid-point inspection is imperative. Pagano agreed to consider the inspection schedule.

The Planning Commission directed staff to schedule a public hearing.

The Planning Commission meeting was adjourned.

/S/ Beth Baker
Manager of Administrative Services
Gunnison County Community Development