

**GUNNISON COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, March 5, 2021**

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. **Present:**

Chairperson-Laura Puckett Daniels Vice-Chairperson- Andy Sovick Commissioner- Scott Cox Commissioner-Vince Rogalski Commissioner-Melanie Miller Alt. Commissioner- Beth Appleton Alt. Commissioner- Julie Baca	Director of Community and Economic Development-Cathie Pagano Senior Planner- Hillary Seminick Manager of Administrative Services- Beth Baker Others present as listed in text
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The planning commissioners introduced themselves.

With a quorum present Director Pagano opened the March 5, 2021 regular meeting of the Planning Commission.

Moved by Sovick seconded by Rogalski to approve the Planning Commission meeting minutes of, February 19, 2021 as amended, the motion passed unanimously.

ELECTION OF OFFICERS:

MOVED: by Laura Puckett Daniels, seconded by Sovick to appoint Laura Puckett Daniels as Chairperson of the Gunnison County Planning Commission. The motion passed unanimously.

MOVED: by Laura Puckett Daniels seconded by Cox to appoint Andy Sovick as Vice-Chairperson of the Gunnison County Planning Commission. The motion passed unanimously.

NOTICE POSTING LOCATIONS: **Moved;** by Rogalski, seconded by Puckett Daniels to designate the official meeting notice locations for 2021 to be the Gunnison County website at Gunnison County.org. The motion passed unanimously.

Planning Commission Introduction and Overview: The Planning Commission conducted an introduction and overview of the Planning Commission.

Pagano presented an overview for the Planning Commission. She noted the current Land Use Resolution was approved in 2001 and amended throughout the following years. The Planning Commissioners will also work with the Gunnison County Oil and Gas Regulations, On Site Waste Water System Regulations, County Building

codes, Gold Basin Industrial Park Regulations, Geothermal Regulations, Marijuana regulations, Crested Butte Industrial Special Area Regulations, and North Fork Valley Regulations.

Pagano explained the Board of County Commissioners (BOCC) County Strategic Plan results include completing Shady Island River Park, improving the citizen perception of the department- in the Biennial Citizen Survey, adopting commercial and industrial land use regulations supporting community goals, and Sustainable Tourism and Outdoor Recreation (STOR) collaboration. The plan supports protecting water quality, conserving rangeland, reducing energy use, lowering greenhouse gas emissions, increasing workforce housing, broadband infrastructure improvements, and enhancing the airport's presence and increasing its economic impact.

Pagano said the county has hired a recovery coordinator who is working with the One Valley Leadership Council and the Community Builders to develop a resiliency plan for post-COVID Gunnison County. She added the county is working to develop wildfire mitigation hazard recommendations.

Pagano explained the Community and Economic Development department's daily activities include reviewing building permits, On-site Waste Water System permits, land use change permits, enforcement, inspections, supporting the Planning Commission, Environmental Health Board, Board of Adjustments, Board of Appeals, Sage-grouse Committee, and the STOR Committee.

Pagano explained all regular and alternate members are asked to attend the meetings, do the reading and understand the applications. All members should be fully engaged and participatory. The alternates may be seated to vote if the regular members are not present.

Commissioners Miller & Baca left the meeting.

Joint Planning Commission and Board of County Commissioner (BOCC) Work Session: The Planning Commission and Board of County Commissioners conducted a work session to discuss the BOCC Strategic Plan, BOCC Policy Initiatives and expectations and PC recommendations.

Commissioner Baca returned to the meeting.

Chairperson Puckett-Daniels opened the work session.

BOCC members Jonathan Houck, Liz Smith and Roland Mason and County Manager Matthew Birnie were present.

BOCC Chairperson Houck welcomed the planning commissioners. He said the BOCC has a goal- by December 2030 Gunnison County will work to reduce energy use and impacts, and lower greenhouse gas emissions by 20% from the 2005 levels, thereby improving air quality and addressing climate change. Mason said we may get closer to 50% because of the increase of electric power. Birnie added a lot of our ability to set more aggressive goals is related to the rapid evolution of the technology and widespread changes in the energy industry.

Smith said the strategic/ vision plan for the county is in place to ensure clarity. It includes housing closer to municipalities and transportation goals.

Puckett Daniels asked about the emissions. Cattles explained the greenhouse inventory is the watershed not Marble. It is inclusive of all emissions, of all activities, in the watershed.

Rogalski noted Colorado Department of Transportation (CDOT) had meetings across the state to develop rules for decreasing greenhouse gas in the state.

Puckett Daniels asked how we are trying to reduce the greenhouse gases from the built environment. Houck said in new construction we use the current building codes. There is often a conflict of outcome and costs, and how that impacts affordable housing. Some favor one outcome over the other. Pagano said additional costs upfront are outweighed by the long-term impacts.

Smith said the BOCC tries to be thoughtful on what we can do that is not overly burdensome. Sovick was concerned with the impacts on affordable housing. Rogalski pointed out follow through is vital for success.

Pagano asked what the BOCC looks to Planning Commission for. Mason said he considers the Planning Commission a cabinet and he appreciates the discussions. Smith said that the strategic plan is the North Star. Houck said the strategic plan is the lens used to review and discuss applications.

Puckett Daniels asked if there are other big picture things. The BOCC members noted commercial locations. Pagano pointed out the BOCC has provided a policy decision dated June 27, 2019 that is pretty clear, and a bit of a shift.

Puckett Daniels asked how the goal of 200 affordable housing units is being achieved. Houck said the goal is very ambitious. There is a challenge around affordable housing. The rental end of affordable housing is a difficult issue. We have to move in substantial ways. Birnie explained setting a big goal results in motivation, and focuses the attention of the organization. Houck added getting housing where we live is essential. Puckett Daniels said there are more issues going into housing than just transportation. Creating community is also vital. Baca added it's a misnomer that anyone could just go and live in Gunnison. Gunnison is very expensive as well. Houck said affordable housing strengthens the fabric of the community. Moving some projects forward with take a lot of fortitude.

Cox stated that the LUR is pejorative against small lot and density and needs to be revised if we want to see smaller, more affordable units. He provided a memo to staff last year outlining those problems. He also noted that if we are serious about energy efficiency and climate change with regard to residential buildings, the focus will need to be on a program for exiting units, not small incremental changes to new units.

The BOCC and Planning Commission agreed to meeting jointly, quarterly for the coming year.

The Planning Commission adjourned the meeting at 12:45 PM

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