

**GUNNISON COUNTY PLANNING COMMISSION**  
**PRELIMINARY AGENDA: Thursday, April 7, 2022**  
**Meeting will be conducted both in person and on ZOOM**  
**Blackstock Government Center- 221 N. Wisconsin, Suite D**

- Call to order; determine quorum
- Welcome new Planning Commission members
- Approval of Minutes
- Appointment of Chair and Vice-Chair
- Notice Posting Location
- Unscheduled citizens:

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**County Attorney Education Session with the Planning Commission:** Planning training, ex parte communication, sunshine law, conflict of interest, etc.

**Planning Commission introduction and Overview:** Work session.

- Overview of applicable regulatory and policy documents
- BOCC Strategic Plan and Community Development role
- Overview of Department activities and work plan
- Planetizen Training video

**GUNNISON COUNTY PLANNING COMMISSION  
REGULAR MEETING  
Thursday, April 7, 2022**

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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- Laura Daniels Vice-Chairperson-Andy Sovick Commissioner-Matt Schwartz Commissioner-Fred Niederer Commissioner- Julie Baca Alt. Commissioner-Beth Appleton	Director of Community and Economic Development-Cathie Pagano Senior Planner – Rachel Sabbato Manager of Administrative Services- Beth Baker County Attorney- Matt Hoyt Others present as listed in text
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**ZOOM:** Commissioner Appleton

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With a quorum present Chairperson Daniels opened the April 7, 2022 regular meeting of the Planning Commission.

The staff and fellow commissioners welcomed new commissioners Niederer and Schwartz.

Moved by Baca seconded by Sovick to approve the Planning Commission meeting minutes of January 21, 2022, as presented. The motion passed unanimously.

Moved by Baca seconded by Schwartz to appoint Daniels as Chairperson of the Gunnison County Planning Commission, for 2022. The motion passed unanimously.

Moved by Baca seconded by Niederer to appoint Sovick as Vice-Chairperson of the Gunnison County Planning Commission for 2022. The motion passed unanimously.

Moved by Baca seconded by Sovick to establish the Gunnison County Planning Commission posting location, for 2022, to be the Gunnison County website.

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**County Attorney education session with the Planning Commission:** with the County Attorney.

With a quorum present Chairperson Daniels opened the work session.

County Attorney Matt Hoyt presented an educational session with the commissioners. They discussed ex parte communication, sunshine law/open meetings act and conflicts of interest.

There were no additional minutes taken.

The work session was closed at 10: 55 a.m.

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**Planning Commission Introduction and Overview:** The Gunnison County Planning Commission conducted a work session with staff.

With a quorum present Chairperson Daniels opened the work session.

Director of Community and Economic Development Cathie Pagano reviewed the applicable regulatory and policy documents used the staff and planning commission while reviewing land use applications.

Pagano discussed the Board of County Commissioners (BOCC) Strategic Plan and the Community Development role in it.

Pagano presented and overview of the Community Development Department's actives and work plan. She reviewed the following memo.

The Gunnison County Planning Commission is a seven-member commission appointed by the Board of County Commissioners (BOCC). Five commissioners are appointed as regular members and two are appointed as alternates. The Gunnison County Planning Commissioner Handbook (attached) provides an overview of the expectations and role of the Commission.

### Regulations

The Community Development Department is responsible for administering the Gunnison County *Land Use Resolution (LUR)* which was adopted in 2001 and has subsequently been amended multiple times. A member of the public, staff, the Planning Commission, and/or the BOCC can propose an amendment to the LUR. The purposes the BOCC intends to achieve with the LUR are:

1. Promote health, safety, general welfare and the environment.
2. Simplify the land use planning and regulatory review process.
3. Protect the heritage of our rural character.
4. Provide for orderly use of land.
5. Preserve neighborhood character.
6. Encourage housing diversity.
7. Evaluate cumulative impacts.
8. Encourage innovations.
9. Regulate land use based on impacts.
10. Intent not to deprive all reasonable economic use.

The BOCC approved the attached Policy Direction in July 2019 related to commercial and industrial development.

The Planning Commission is tasked with the judicial role of reviewing and making recommendations or decisions on

land use change applications. The Planning Commission also includes a legislative role with the opportunity to propose amendments to the LUR.

Additionally, the Community Development Department administers the following regulations:

- *Gunnison County Oil and Gas Regulations*
- *Gunnison County Onsite Wastewater Treatment System Regulations*
- International Building Code
- *Gold Basin Industrial Park Regulations*
- *Crested Butte South Special Area Regulations*
- *Geothermal Regulations*
- *Marijuana Cultivation, Manufacturing and Testing Regulations*
- *Gunnison/Crested Butte Industrial Special Area Regulations*
- *North Fork Valley Regulations* (coal mining operations)

### Strategic Plan

The Board of County Commissioners typically adopts a *new strategic plan* every two years. We are currently still working on the *2019 Board Strategic Plan* due to delays related to COVID. However, the BOCC met last week with the entire executive staff to begin drafting an updated strategic plan—that should be released in the next several months. Each result in the strategic plan is assigned to specific staff teams that are responsible for execution of the results. The results are described in *biannual performance report*. The Community Development Department is responsible for leading implementation of the following results:

*B. 4. By December 31, 2024, the development and infrastructure for the Shady Island River Park will be completed as generally described in the Shady Island Master Plan.*

*D. 1. By December 31, 2019, the perception of at least 50% of respondents to the biennial Citizen Survey will be that land use and planning services are good or excellent.*

*D. 4. By December 31, 2022, Gunnison County will establish a regulatory framework to encourage and direct industrial and commercial development into existing platted or zoned areas and enable opportunities for new commercial and industrial developments and newly developed Special Geographic Areas in order to:*

- a) *Preserve our rural heritage.*
- b) *Protect our community corridors (Hwy 50 and Hwy 135) and view sheds along those corridors.*
- c) *Support the community values described in the One Valley Prosperity Strategy.*
- d) *Support compact development patterns.*

*D. 5. By December 31, 2020, Gunnison County will work with its Sustainable Tourism and Outdoor Recreation (STOR) partners to establish and begin implementing stewardship, messaging, infrastructure development, wayfinding and enforcement for public lands within Gunnison County.*

Result D.4. of the Board's Strategic Plan will include policy recommendations and review by the Planning Commission and BOCC. Staff is currently working on analysis and recommendations for review by the Commission and BOCC. We will conduct a work session on that information on April 2, 2020. Staff has been working with Community Development staff from the City of Gunnison to develop recommendations and a proposed plan that aligns the Board's Strategic Plan goals and the City's Comprehensive Plan.

County staff is also supporting implementation of the following strategic results:

*B. 1. Gunnison County shall continue to work with its partners to protect water quality and quantity for in-basin purposes in a manner that is socially, environmentally and economically sound.*

*B. 5. By December 31, 2023, Gunnison County will work with the ranching community and other landowners to expand the conserved private rangeland in the County by an additional 8,500 acres from the 2018 baseline in order to protect open space and the watershed, ensure access to public lands and trails, and preserve agriculture.*

*B. 6. By December 31, 2030, Gunnison County will work to reduce energy use impacts and lower greenhouse gas emissions by 20% from 2005 levels, thereby improving air quality and addressing climate change, as measured by:*

*a) By 2020, EUI (energy use intensity) will be declining from 2015 levels in residential and commercial new and existing buildings with a target of 20% reduction by 2030; and*

*b) By December 31, 2030, Gunnison County will provide leadership to convene stakeholders and facilitate the development of local alternative energy sources and increased efficiency in utilities resulting in declining annual emissions measured by mCO<sub>2</sub>e/mBtu.*

*C. 4. By December 31, 2020, corporate and general aviation services will be enhanced to grow Gunnison-Crested Butte Regional Airport's position in the market, as evidenced by a minimum of \$100,000 in annual fuel-flowage fees and ramp-parking fees collected annually.*

*C. 5. By December 31, 2020, increase the airport's economic impact to the community by 40% over the results of the 2013 CODOT study to \$140M as a consequence of reversing identified passenger leakage, increasing enplanements to 45,000, and increasing corporate and general aviation activity.*

*D. 2. By December 31, 2019, Gunnison County will promote optimal broadband internet and telecommunications infrastructure in the Gunnison valley, as evidenced by:*

*a) Sufficient infrastructure in the Gunnison valley is in place and ready for connectivity to future sources of additional and/or redundant bandwidth, as these sources become available;*

*b) Access to the Region 10 network is available for local Internet Service Providers to purchase additional bandwidth if desired; and*

*c) Continue to pursue other options for redundancy wherever possible and practical.*

*D. 6. By December 31, 2022, Gunnison County will increase the availability of housing by facilitating the construction of 200 new workforce housing units from the 2016 baseline.*

#### Resiliency planning

County staff, including Disaster Recovery Coordinator, Loren Ahonen, are working with the One Valley Leadership Council and Community Builders on a resiliency and recovery plan. This work will begin this summer with more detailed action planning taking place in the fall.

#### Overview of daily activities

The Community and Economic Development Department on a daily basis is responsible for processing, administering and issuing Building, Onsite Wastewater Treatment System, Land Use Change, and other related permits. These activities comprise a larger portion of the staff's day to day work. Staff responds to enforcement issues on an ongoing basis. Community Development staff administers and supports the following boards:

- Planning Commission
- Environmental Health Board
- Board of Adjustments and Appeals
- Sustainable Tourism and Outdoor Recreation Committee
- Sage-Grouse Strategic Committee

#### Staff and Planning Commission

The Community Development Department staff is here to support and guide the work of the Planning Commission. We are happy to work with individual commissioners on any questions or concerns they may have related to applications or process. While the staff strives to support the Planning Commission and receive and respond to their input on policy changes we must prioritize the direction from the Board of County Commissioners and their Strategic Plan. We encourage commissioners to reach out to staff for information, questions, or discussion.

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The commissioners watched a Planetizen training video.

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Chairperson Daniels closed the planning commission meeting at 12:20 p.m.

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/s/ Beth Baker

Gunnison County Community and Economic Development