

# **GUNNISON COUNTY PLANNING COMMISSION**

**PRELIMINARY AGENDA: Friday, May 21, 2021**

**Blackstocks Government Center 221 No. Wisconsin 2<sup>nd</sup> floor**

**Public Asked to participate Using ZOOM -because of current seating limitations**

- 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.
- 9:00 a.m. Taylor Canyon Fire Station LUC-21-00005:** Public Hearing/ possible action- application to construct an approximately 3,330 sq. ft. fire station and associated improvements including driveways, parking, and an onsite wastewater treatment system at the subject property. The applicant will maintain the fire station and operate a volunteer fire department to provide fire protection service in coordination with the Gunnison County Fire Protection District. The station will operate similar to other sub-stations in the County, such as the one in Ohio City. The site is located at 5855 County Rd. 742, Almont, Co.
- 9:45 a.m. Colorado State University - Wilson Subdivision LUC-20-00013:** Joint Public Hearing/ possible action. The applicant is requesting a subdivision. Property located at 1141 State Highway 135 to be subdivided into two new parcels. These parcels are indicated as Lot 1 and Lot 2 on the Plat. The intent of Colorado State University, the applicant, is to sell Lot 1, the southern lot (3.50 acres), to the Valley Housing Fund (VHF) for the purpose of land banking and ultimately the development of affordable housing. No specific development type, site plan, or product has been determined as of this application. The intent of Colorado State University, the applicant, is to retain Lot 2 (15.13 acres) for the purpose of relocating the Colorado State Forest Service currently located at Western Colorado University. Current structures will remain, and adaptation to the new use involves interior remodels of the existing single-family residence and shop building. One main access for both lots will be located across State Highway 135 from Clark Blvd. ***The applicant has amended the application in that the proposed greenhouse building, for the production of seedling plant material, has been removed from this application***
- 10:45 a.m. Ranch Properties LLC LUC-20-00048:** Public Hearing/ possible action. The applicant proposes a third residence at 11521 County Road 730 Gunnison Colorado (AKA Castleton Ranch), located in the Ohio Creek Valley. The subject parcel is approximately 211 acres and is developed with a variety of structures: two residences, one structure intended only for sleeping, and seven accessory structures. The proposal would expand the 670 sq. ft. Magazine Building/Hunt Cabin, an accessory structure, by 2800 sq. ft. The remodel would establish a third residence on the property of approximately 3,500 sq. ft.

**ADJOURN**

**Join Zoom Meeting**

**<https://zoom.us/j/97035706355?pwd=OFNlQlhkRXo1enhZaEV5YmoyTytyQT09>**

**Meeting ID: 970 3570 6355**

**Passcode: 908822**

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**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 Community Development Department (970-641-0360) ahead of time to confirm its scheduled time. Anyone needing special accommodations may contact the Planning Department before the meeting.