

GUNNISON COUNTY PLANNING COMMISSION

AGENDA: Thursday March 21, 2024

221 No. Wisconsin, Suite D

In person or on Zoom

8:30 a.m. Depart from Gunnison for Site Visit

9:00 a.m. Site Visit: LUC-22-00028 | Avalon Subdivision

The Planning Commission will meet onsite at 48 County Road 740, Cement Creek to conduct a site visit.

10:00 a.m.

- Call to order; determine quorum
- Approval of Minutes from the March 7, 2024 Planning Commission meeting
- Unscheduled Citizens; A brief period in which the public is invited to make general comments or as questions of the Commission or Staff about items which are not scheduled on the day's agenda.

Work Session: LUC-22-00028 | Avalon Subdivision

The applicant proposes subdivision of a 96-acre parcel into 76 residential lots. Single-family homes and secondary residences are proposed to be allowed on each lot. A maximum size of 5,000 square feet is proposed and a minimum of 1,400 square feet for the single-family homes with a two-car garage required. The applicant proposes that 67% of the land will be open space and that there will be an internal trail system. The applicant is working with the Crested Butte South Metropolitan District for water service and wastewater treatment.

11:00 a.m. Continued Joint Public Hearing: LUC-23-00015 Minor Impact Review: Spezze Subdivision

The Applicant proposes to subdivide a 7.84-acre parcel (PID 3791-000-00-040) at 3528 CO-114 into two lots, 3-acre Lot 1 and 4.54-acre Lot 2. The Applicant proposes to conserve a 29.72-acre parcel (PID 3791-000-00-039) (Conservation Parcel) to the east of CO-114 with perpetual protective covenants, severing residential development rights and any potential future subdivision.

Adjourn

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/86337231015>

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NOTE: Unless otherwise noted, all meetings are conducted in the Blackstock Government Center Meeting Room 221 N. Wisconsin St. in Gunnison, across the street from the Post Office. 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.