

GUNNISON COUNTY PLANNING COMMISSION

AGENDA: Thursday July 11, 2024

221 N. Wisconsin, Suite D Gunnison CO, 81230

In person or on Zoom

***Disclaimer:** agenda discussion item times are approximate. Public hearings may start on or after the posted notice time. Work sessions may start earlier or later than the posted time.*

- 8:45 a.m.**
- Call to order; determine quorum.
 - Approval of Minutes from the June 20, 2024, Planning Commission meeting
 - **Unscheduled Citizens:** A brief period in which the public is invited to make general comments or has questions of the Commission or Staff about items which are not scheduled on the day's agenda.
- 9:00 am** **Work Session: LUC-24-00023 | Minor Impact | Levary Building over 5000**
The Applicant is proposing a residence over 5,000 square feet on Ranch 2, Whetstone Mountain Ranch, commonly known as 228 Willow Lane, Crested Butte.
- 9:20 a.m.** **Work Session: LUC-24-00020 | Minor Impact | Larkspur/Terraplen subdivision Work Session**
The Applicant is proposing a subdivision of Lot R1 in Larkspur Subdivision into six, 0.25 acre single family lots and a 0.75 acre Open Space lot to be dedicated to the Larkspur Subdivision HOA
- 9:50 a.m.** **Work Session: LUC-24-00028| Minor Impact | Kunes 2 Lot Subdivision**
The Applicant is proposing a three-lot subdivision of 127 Evelyn Lane. The subdivision would split the current 4.1 acres into a 2.01 acre, a 1.0 acre, a 1.01 acre parcel.
- 10:10 a.m.** **Work Session: LUC-22-00028| Major Impact | Avalon**
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
- 12:00 p.m.** **Adjourn**

Please click the link below to join the webinar:

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

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Dial(for higher quality, dial a number based on your current location):

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Webinar ID: 863 3723 1015

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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.