

GUNNISON COUNTY PLANNING COMMISSION

AGENDA: Thursday July 18, 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. Depart for Site Visit

9:00 a.m. Site Visit: LUC-24-00011 | Minor Impact | Hartman Castle New Commercial

The Planning Commission will meet onsite at 277 CR 50, Gunnison Colorado to conduct a site visit.

9:40 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.

9:45 a.m.

Public Hearing and BOA Joint Meeting: LUC-24-00011 | Minor Impact | Hartman Castle

The Applicant, Hartman Preservation Corporation, proposes a new commercial use and restoration of the historic Hartman Castle and grounds. The project site will contain mixed uses with the Castle and grounds used for weddings, events, community gatherings and educational purposes. The Castle will be available year-round and the grounds will be used seasonally. The project is located at 277 CR 50, Gunnison CO.

10:20 a.m.

Public Hearing: LUC-24-00022 | Minor Impact | Lalani Building over 5,000 sf

The Applicant proposes to build a 4,000 sq. ft. single-family residence with a 1,924 sq. ft. attached garage and 280 sq. ft. screened porch, totaling 6,204 sq. ft., on lots 6 & 7, Block 1, of the Homestead Subdivision, at 365 Rainbow Lane Almont, CO. Pursuant to LUR Section 6-102:B. MAXIMUM BUILDING SIZE LARGER THAN 5,000 SQ. FT. AND AGGREGATE SQUARE FOOTAGE LARGER THAN 7,000 SQ. FT., Projects Classified as Minor Impacts

10:40 a.m.

Work Session: LUC-24-00020 | Terraplen Holdings LLC – Impact classification reduction

A request for Planning Commission to reduce the Classification of Impact from Major to Minor for Terraplen Holdings LLC subdivision.

10:45 a.m.

Work Session: LUC-24-00026 | Minor Impact | Moore/Redick building over 7000 sf

The Applicants, Dave Redick & Deedee Moore, represented by Jered Wilkinson, propose to construct a 1,200 sq. ft. horse barn, with no plumbing or utilities, on Lot 26 of the Star Mountain Ranch Subdivision at 397 Star Mountain Drive, Gunnison, CO. A 3,444 sq. ft. single family residence with a 2,687 sq. ft. garage was constructed on the parcel in 2017 under Building Permit no. BP-17-00234.

11:00 a.m.

Work Session: Gold Basin Special Geographic Area Amendment

H&H Towing requests to amend the Gold Basin Industrial Park Special Area Regulations to include "overflow vehicle impound lot" in allowed uses.

11:15 a.m.

Adjourn

Please click the link below to join the webinar:

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

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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.