

GUNNISON COUNTY PLANNING COMMISSION

PRELIMINARY AGENDA: August 29, 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 July 18, 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.
- **New – Miscellaneous/Staff Reminders/Announcements**

9: 00 a.m.

Work Session: LUC-22-00049 Major Impact | Preliminary/Final Plan | Whetstone Housing

Applicant proposes development of an essential workforce housing residential development on the site. The total parcel is 15.1 acres. Approximately 252 units are proposed at the site, the majority (more than 40% per Essential Housing standards) shall be deed restricted. The units will vary and include: apartments, townhomes, and live/work units. The parcel is located at 25115 Highway 135, a tract of land in the NW1/4SE1/4, Section 12, T14S, R86W, 6th PM.

9:00 a.m. Overview of LUR Major Impact Process

9:20 a.m. Overview of application and changes between Sketch and Preliminary Plans

9:50 a.m. Overview of project infrastructure (water, sewer, roads, trails, fire protection, snow storage)

10:30 a.m. Break

10:40 a.m. Overview of compliance with Sketch Plan conditions

11:30 a.m. Referral agency comments

12:00 p.m. Planning Commission questions, comments, requests for information

Site Visit: LUC-22-00049 Major Impact | Preliminary/Final Plan | Whetstone Housing

The Planning Commission will conduct a site visit to the Whetstone parcel following the work session.

Adjourn

Please click the link below to join the webinar:

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

Or One tap mobile :

+17207072699,,86337231015# US (Denver)

+17193594580,,86337231015# US

Or Telephone:

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

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Webinar ID: 863 3723 1015

International numbers available: <https://us06web.zoom.us/j/86337231015>

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.