

GUNNISON COUNTY PLANNING COMMISSION

PRELIMINARY AGENDA: September 19, 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.

All meeting and packet materials can be found on [SharePoint](#)

- 8:45 a.m.**
- Call to order; determine quorum.
 - Approval of Minutes from the August 15, 2024, Planning Commission meeting
 - Approval of Minutes from the August 29, 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.
 - Miscellaneous/Staff Reminders/Announcements
 - October 3, Planning Commission Meeting – Site Visits, 8:30 am departure, Lunch Orders
 - October 8, Special Meeting, Joint Planning Commission/BOCC Public Hearing for Whetstone

9: 00 a.m. **Joint Public Hearing: LUC-24-00020 | Minor Impact | Larkspur/Terraplen Subdivision**
The Applicant is proposing a subdivision of Lot R1 in Larkspur Subdivision into six lots ranging from .28 acres to .37 acres with a .86 acre Open Space lot to be dedicated to the Larkspur Subdivision HOA.

9:20 a.m. **Work Session: LUC-22-00028| Major Impact | Star View**
The applicant proposes subdivision of a 96-acre parcel into 129 residential lots to include 84 single family lots, 40 multi-family units, 12 commercial units, 4 residential units above commercial, 1 lot for CB South Metro District which may include employee housing. The parcel includes a “high density” area that will include 44 units, 22 of which will have some type of deed restriction for local workforce. The remaining 22 units will not be restricted but are smaller in size and according to the applicant will be more affordable than the rest of the neighborhood. The applicant is working with the Crested Butte South Metropolitan District for water service and wastewater treatment

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.